



**39, St. Margarets Road, Eastleigh, SO50 6DG**  
**£385,000**

A newly refurbished and refreshed 2 double bedroom semi detached bungalow. Located in a sought after residential road. The quiet location is very desirable with river walks and Stoke Park Woods nearby. The accommodation provides hall, living room, kitchen. There are two bedrooms served by a shower room. A driveway provides off road parking for several vehicles. A good sized rear garden to relax and enjoy.

ESTATE AGENTS LETTING AGENTS PROPERTY MANAGEMENT AUCTIONEERS VALUERS PLANNING & DEVELOPMENT CONSULTANTS

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The property is accessed from the road via a dropped kerb onto a driveway laid to bloc paving. A canopied entrance porch where a upvc door with two obscure glazed panels opens to

### **Front Garden**

The front garden is enclosed to the front by a low level brick wall to the front and hedging to one side.

### **Entrance hallway**

Smooth plastered ceiling, ceiling light point, single panel radiator, provision of power points, telephone point.

A pair of glazed doors open to the lounge / dining room.

### **Lounge / Diner 14'11" x 18'9" (4.56 x 5.73)**



### **Lounge Area 14'11" x 11'2" (4.56 x 3.41)**

Smooth plastered ceiling, seven LED downlighters, double panel radiator, continuation of laminate floor covering from the entrance hallway, provision of power points and television point.

From here a large opening leads to the dining area.

### **Dining Area 13'10" x 6'8" (4.23 x 2.04)**

Smooth plastered ceiling, ceiling light point, continuation of laminate floor covering, double panel radiator, provision of power points, upvc double glazed sliding door giving direct access onto the rear garden.

From here a door leads through to the kitchen.

### **Kitchen 8'9" x 10'11" (2.69 x 3.33)**

The kitchen is fitted with a range of low level cupboard and drawer base units, heat resistant worksurface with a matching range of wall mounted cupboards over, inset composite sink unit with drainer and a mono bloc mixer tap, four burner electric hob, 'Bosch' fan assisted oven, space and plumbing for an undercounter washing machine, slim line dishwasher and a tall fridge freezer. A upvc door with obscure glazing opens to the side aspect. Brick effect fasion wall mounted tiles.

Smooth plastered ceiling, four LED downlighters, continuation of laminate floor covering.



### **Bedroom 1 13'6" x 11'10" (4.13 x 3.63)**

Smooth plastered ceiling, ceiling light point, upvc double glazed window to the front aspect, single panel radiator, provision of power points. A built in cupboard opens providing useful shelving.



### **Bedroom 2 11'10" x 9'10" (3.61 x 3.01)**

Smooth plastered ceiling, ceiling light point, upvc double glazed window to the front aspect, single panel radiator, provision of power points. A 'Worcester Bosch' combiantion boiler is located here.



### **Shower Room 6'8" x 5'10" (2.05 x 1.79)**

Fitted with a three piece suite comprising wash hand basin set

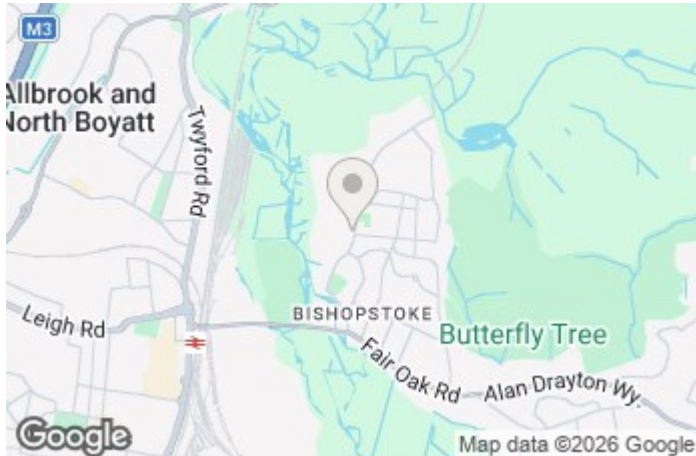
within a vanity unit, low level wc with dual push flush, walk in double shower enclosure with thermostatic valves. Ceramic glazed tiled flooring and walls.

Smooth plastered ceiling, ceiling light point, access to the roof void, obscure upvc double glazed window to the side aspect, heated towel rail.

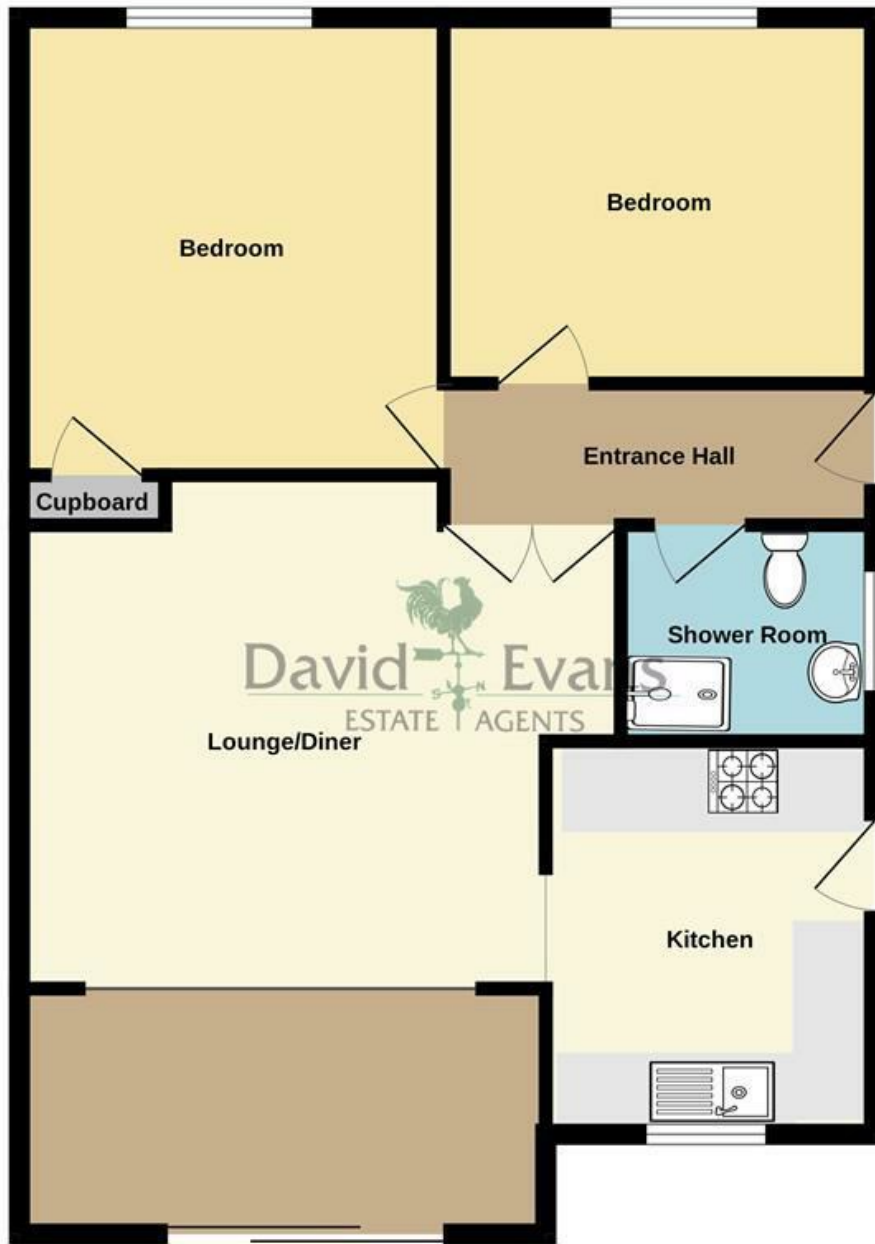
### Rear Garden

The rear garden is a particular feature of this property. An area is laid to decking providing a very pleasant seating area, further area laid to patio with the garden laid principally to lawn with mature shrub beds.

Enclosed by timber panel fencing with a pedestrian gate returning to the side of the property.



# Ground Floor



Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.  
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Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales	EU Directive 2002/91/EC	71	77

Environmental Impact (CO <sub>2</sub> ) Rating		Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> emissions			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not environmentally friendly - higher CO <sub>2</sub> emissions			
England & Wales	EU Directive 2002/91/EC		