



**Connells**

Passfield Avenue  
Eastleigh



## Property Description

This beautifully presented, modern three-bedroom home offers stylish and spacious living, perfect for families and professionals alike.

Situated in a highly desirable area of Eastleigh, the property benefits from driveway parking and convenient side access.

Upon entering, a welcoming porch leads into a generous entrance hall, setting the tone for the rest of the home.

The ground floor features a convenient downstairs cloakroom and a bright, open-plan lounge/diner, complete with a charming feature fireplace.

From the dining area, elegant double oak doors open into a contemporary fitted kitchen, boasting integrated appliances and direct access to the rear garden.

Upstairs, the property offers three well-proportioned bedrooms, all benefiting from fitted wardrobes, along with a modern family bathroom finished to a high standard.

The loft has been fully boarded, carpeted, and fitted with electrics, providing excellent additional storage or potential for further use.

Externally, the rear garden has been thoughtfully landscaped to create a versatile and attractive outdoor space, featuring a patio area, lawn, decorative stone sections, and a brick-built shed with power.

This fantastic home is ideally located within easy reach of Eastleigh town centre, excellent transport links, and highly regarded school catchments, making it an ideal choice for families

## Entrance Porch

Double glazed window to front aspect.

## Entrance Hall

Radiator. Under stairs cupboard. Electric box.

## Cloakroom

Toilet. Vanity sink. Heated towel rail. Extractor fan. Storage.

## Lounge Diner

Double glazed window to front aspect. Double oak doors to kitchen. Radiator x2. Electric feature fireplace..

## Kitchen

Double glazed window to rear aspect. Double glazed door to rear aspect. Modern fitted kitchen with wall and base units. Integral oven and gas hob with extractor hood. Integral fridge freezer, washing machine and slim line dishwasher. Boiler. Under cupboard lighting.

## Landing

Loft access. Storage cupboard.

## Bedroom 1

Double glazed window to front aspect. Fitted wardrobes. Fitted drawers. Radiator.

## Bedroom 2

Double glazed window to rear aspect. Fitted wardrobe. Fitted drawers. Radiator.

## Bedroom 3

Double glazed window to front aspect. Fitted wardrobes. Radiator.

## Bathroom

Double glazed window to rear aspect. Toilet. Vanity sink and units. Bath with Rainfall shower over. Heated towel rail.

## Loft Space

Ladder. Boarded. Carpet. Electric. Light.

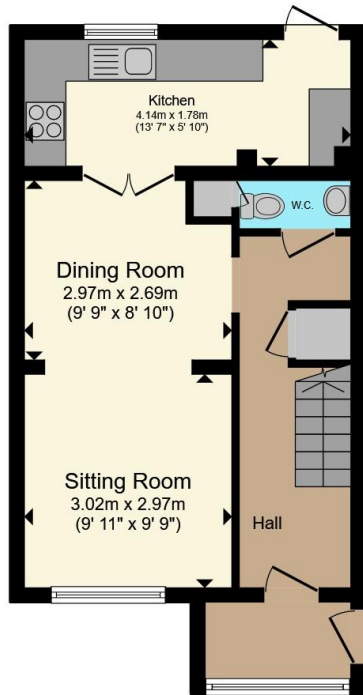
## Outside

To the front. Driveway for two cars. On road permit parking. Side access to rear garden.  
To the rear. Side access. Landscaped rear garden. Patio area. Lawn area. Stone area. Brick shed. Storage x2. Flower beds. Outside tap.

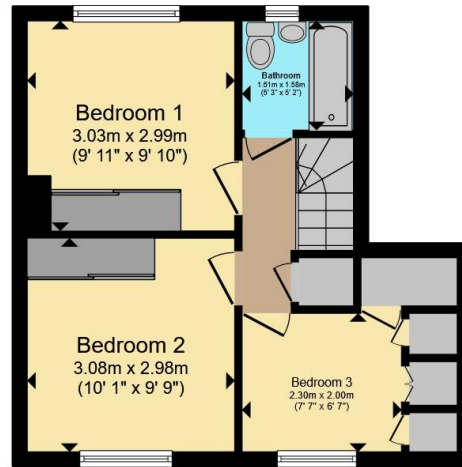
## Outbuilding

Brick shed with electric and consumer unit.





**Ground Floor**



**First Floor**

Total floor area 73.3 m<sup>2</sup> (788 sq.ft.) approx

This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by [www.propertybox.io](http://www.propertybox.io)



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EPC Rating: D Council Tax  
 Band: B

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Tenure: Freehold



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