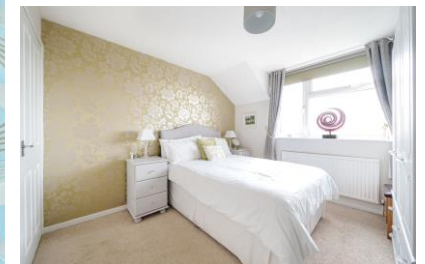




Highcliffe Drive, Allbrook, Hampshire, SO50 4RB

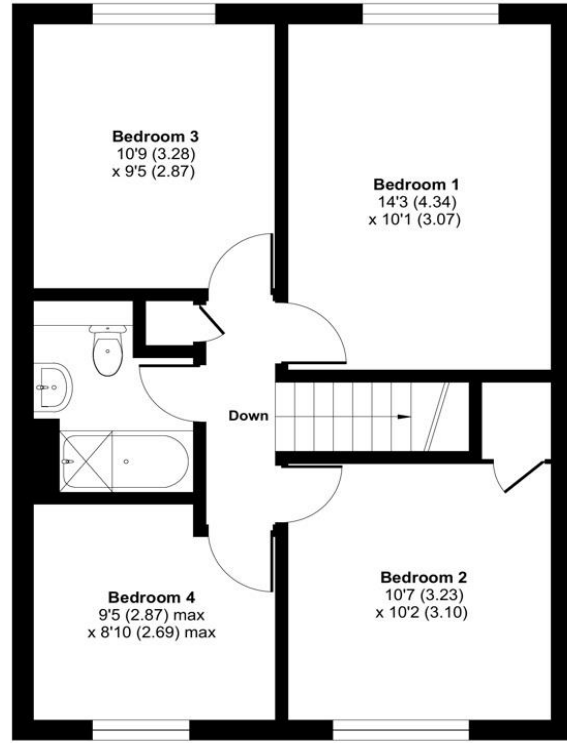
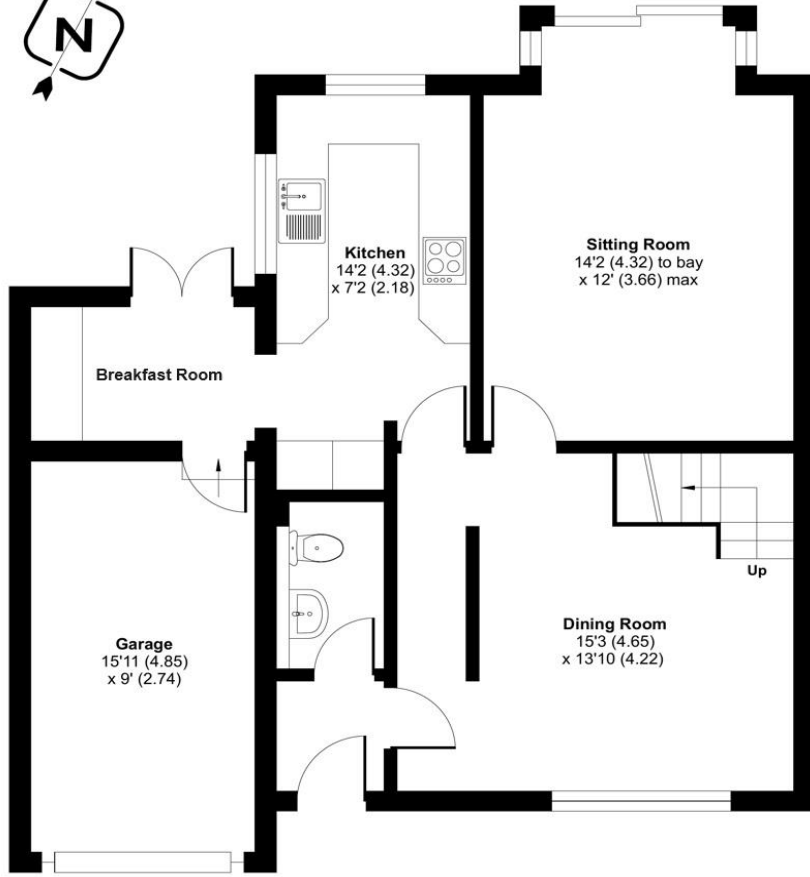


ACCOMMODATION

Situated at the top of a quiet cul-de-sac within the popular location of Allbrook, this well-presented and good-sized four-bedroom detached home benefits from a host of impressive attributes, including off-street parking, a garage and a garden. The entrance hall houses doors to both the downstairs cloakroom, with the other leading to a large dining room. Doors to the sitting room and kitchen alongside stairs to the first floor are found in this room. The kitchen is generously sized with modern appliances, ample countertop space and a separate breakfast room. From this room, there is access to the integral garage. The sitting room is characterised by the feature box bay to the rear, with sliding doors providing access to the decked area of the rear garden. Upstairs, there are four generously sized bedrooms alongside the well-appointed family bathroom. Externally there is a large enclosed rear garden with a large decked seating area with the remainder laid to lawn. The driveway provides off-road parking. The home is close to amenities, this home is perfect for young families.



Approximate Area = 1216 sq ft / 112.9 sq m
 Garage= 139 sq ft / 12.9 sq m
 Total = 1355 sq ft / 125.8 sq m
 For identification only - Not to scale



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92+)	A		
(81-91)	B		83
(69-80)	C	71	
(55-68)	D		
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England, Scotland & Wales		EU Directive 2002/91/EC	



Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). © nichecom 2024. Produced for Charters Estate Agents Limited. REF: 1111067



SITUATION

Situated within the convenient location of Allbrook just outside the town of Eastleigh, providing a shopping mall, main line train station and a new entertainment complex. The thriving city of Winchester is only a short drive away which offers many famous attractions and amenities. Southampton Airport is within a few minutes drive. Communications are excellent with the M3 and M27 within easy reach.



SPECIFICATION

- Four-bedroom detached home
- Idyllic Allbrook location
- Driveway parking
- Large enclosed rear garden
- Modern fixtures throughout
- Large sitting room

LOCAL AUTHORITY

Eastleigh Borough Council
Council Tax Band: E

GUIDE PRICE

Offers in excess of £475,000

TENURE

Freehold