



Leander Close, Eastleigh, Hampshire, SO50 4NN



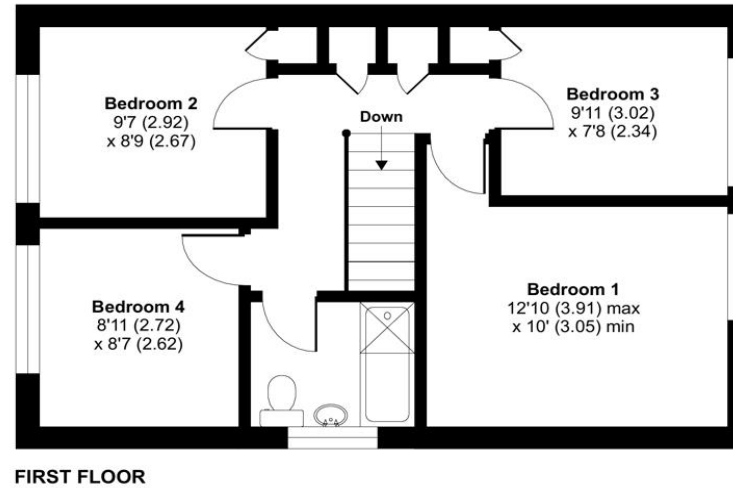
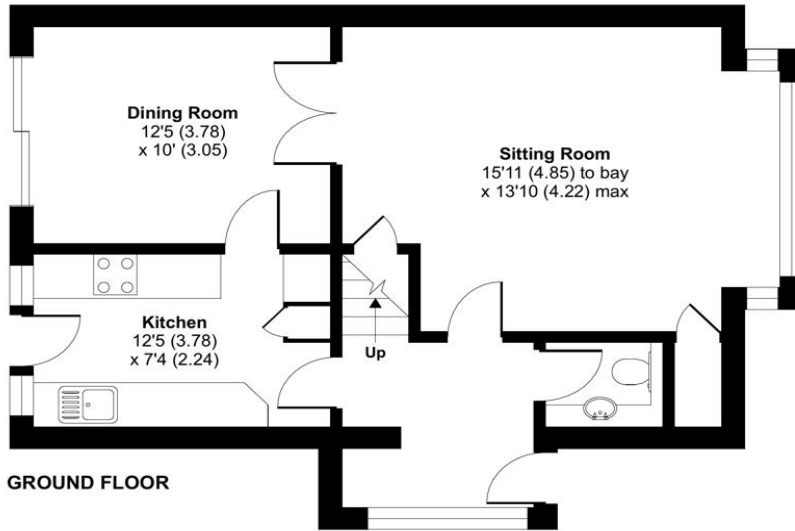
ACCOMMODATION

A classically designed, four-bedroom family home occupying a quiet and convenient position and located in the heart of the popular suburb of Boyatt Wood. The well-proportioned, light and bright accommodation comprises a central hallway that leads to all principal rooms including a spacious sitting room with a feature bay window. Double doors lead through to a separate dining room with sliding doors onto the mature rear garden. A modern kitchen is contemporary in design with a range of wall and base units and a convenient door providing access to the garden beyond. To complete the ground floor is a guest cloakroom. Upstairs, the first floor continues to delight with four bedrooms, all served by the traditional family bathroom. Outside, you will gravitate towards the private, enclosed, south-facing garden which has a mix of well-defined borders with mature shrubs and a well-established lawned area. A side gate gives convenient access to the driveway which can accommodate several cars and to the garage.



Approximate Area = 1119 sq ft / 104 sq m

For identification only - Not to scale



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92+)	A		
(81-91)	B		85
(69-80)	C	72	
(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 2023. Produced for Charters Estate Agents Limited. REF: 1037645



SITUATION

Situated in a popular location, this property enjoys the advantages of easy access to the family-friendly Eastleigh town centre, as well as the vibrant cities of Southampton and Winchester with their wide range of leisure facilities and shopping opportunities. The nearby Eastleigh mainline railway station provides convenient and frequent services to London Waterloo. In addition, Southampton International Airport is just a short drive away, and the property enjoys easy access to major road links including the M3 and M27. Within walking distance, you'll find a variety of shops and amenities, as well as local Infant, Junior and Secondary schools. In addition, there is an open grass area at the end of Leander Close and a playground within easy walking distance.



SPECIFICATION

- Four-bedroom home
- Popular location
- Sitting room and separate dining room
- Modern kitchen
- Family bathroom
- Mature rear garden
- Driveway parking and garage
- No forward chain

LOCAL AUTHORITY

Eastleigh Borough Council
Council Tax Band: B

GUIDE PRICE

Offers in excess of £375,000

TENURE

Freehold