



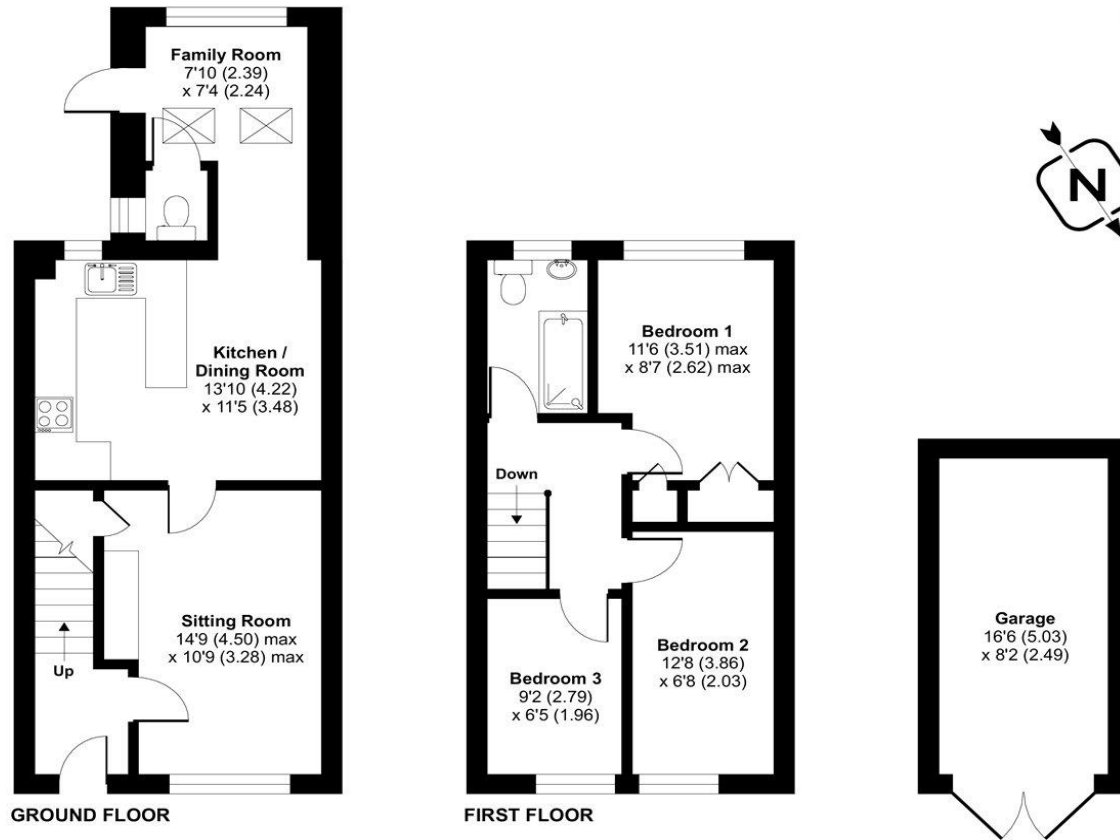
Selwyn Gardens, Eastleigh, Hampshire, SO50 4PX



ACCOMMODATION

This significantly extended, three-bedroom home has been enhanced and improved to create light and spacious living throughout. Positioned in a quiet and convenient cul-de-sac the ground floor accommodation comprises an entrance hallway that leads to all principal rooms. The spacious sitting room has a contemporary design and seamlessly connects to the impressive kitchen/ dining room featuring a range of clever storage solutions with doors to the rear garden. To complete the ground floor is a guest cloakroom. The first floor continues to delight with three bedrooms all serviced by the modern family bathroom. Continuing outside, you will gravitate towards the private enclosed garden which has been well maintained and includes mature lawn with sleeper style borders and large decked area perfect for al fresco dining. This home also benefits from a driveway, garage and well established front garden.

Approximate Area = 837 sq ft / 77.8 sq m
 Garage = 134 sq ft / 12.4 sq m
 Total = 971 sq ft / 90.2 sq m
 For identification only - Not to scale



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92+)	A		
(81-91)	B		87
(69-80)	C	74	
(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). © n'cheom 2023. Produced for Charters Estate Agents Limited. REF: 1049083



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

- Extended family home
- Three well-appointed bedrooms
- Impressive kitchen
- Modern family bathroom
- Light and bright garden room
- Private and landscaped garden
- Driveway parking

LOCAL AUTHORITY

Eastleigh Borough Council
Council Tax Band C

GUIDE PRICE

Guide Price £350,000

TENURE

Freehold