



Boyton Mead, Allbrook, Hampshire, SO50 4QD

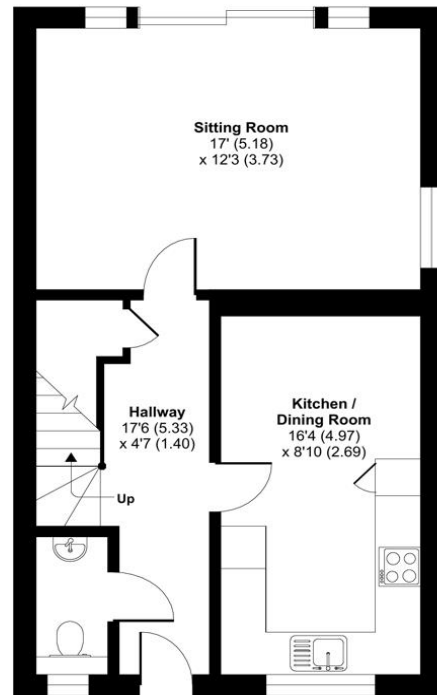
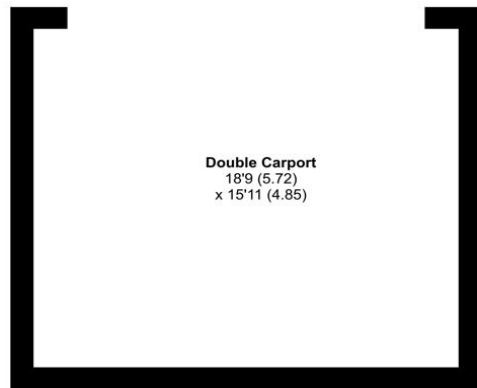


ACCOMMODATION

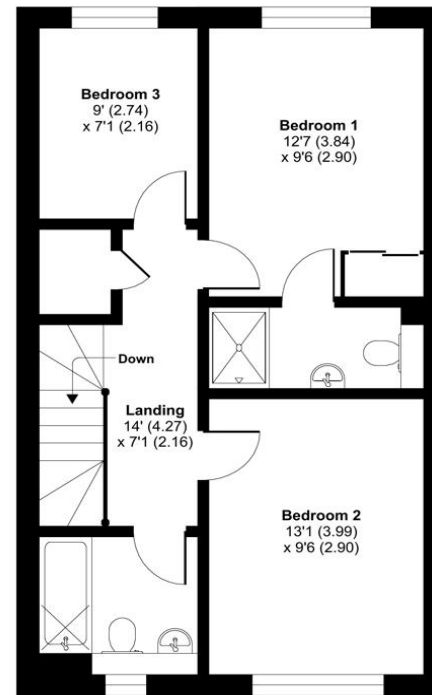
Delightful three-bedroom semi-detached home in Thornden School catchment that is well-presented throughout. Upon entering the property, you are greeted by a welcoming entrance hallway, leading through to a beautiful kitchen/breakfast room with an array of wall, base and drawer units and integral appliances. A bright sitting room is located at the rear of the home, with doors leading out to the garden. Upstairs the first floor continues to impress, with three good sized bedrooms, a fitted wardrobe and an en-suite shower room to the principal bedroom and a separate family bathroom. Externally there is a secluded rear garden with a paved patio area and rear gated access leading to double carport providing parking for two cars.

Approximate Area = 1038 sq ft / 96.4 sq m (excludes carport)

For identification only - Not to scale



GROUND FLOOR



FIRST FLOOR



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92+)	A		
(81-91)	B	87	88
(69-80)	C		
(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: 1074653



SITUATION

Allbrook is just over two miles from the town centre of Eastleigh which has a wide array of shops as well as leisure and entertainment facilities and is ideally located to provide convenient access to Winchester and Southampton which both have a more comprehensive range of amenities. The railway station has connections to London Waterloo, Winchester and Southampton. Communications are excellent with the M3, M27 and Southampton Airport within easy reach.



SPECIFICATION

- Semi-detached family home
- Well-presented throughout
- Beautiful kitchen/breakfast room
- Spacious sitting room
- Three good-sized bedrooms
- En-suite to the principal bedroom
- Family bathroom
- Secluded rear garden
- Double carport
- Solar panels

LOCAL AUTHORITY

Eastleigh Borough Council
Council Tax Band: C

GUIDE PRICE

Guide Price £400,000

TENURE

Freehold

Annual Estate Management Charge: Approx. £370

These details are to be confirmed by the vendor's solicitor and must be verified by a buyer's solicitor.