

A four bedroom detached family home that would benefit from some general updating and modernisation and is offered for sale with no forward chain. Maytree Road is a popular road situated in the heart of Hiltingbury and situated within catchment for both Hiltingbury and Thornden Schools. The property benefits from a sitting room, dining room, kitchen breakfast room and cloakroom on the ground floor along with the four first floor bedrooms. Externally there is a large front garden along with a 98' rear garden and garage. It also offers potential for extension subject to relevant planning permissions.

### **ACCOMMODATION**

### **GROUND FLOOR**

### **Entrance Hall:**

Stairs to first floor, under stairs storage cupboard.

## Cloakroom:

7'6" x 2'11" (2.29m x 0.89m) Comprising wash hand basin, WC.

## Sitting Room:

15'5" x 15' (4.70m x 4.57m) Fireplace surround and hearth.

# Dining Room:

9'7" x 9'3" (2.92m x 2.82m)

### Kitchen/Breakfast room:

15'5" x 9' (4.70m x 2.74m) Floor standing boiler.

# **FIRST FLOOR**

# Landing:

Built in airing cupboard.

#### Bedroom 1:

15'5" x 11'6" (4.70m x 3.51m) Built in wardrobes.

#### Bedroom 2:

10'10" x 9'7" (3.30m x 2.92m)

#### Bedroom 3:

10'1" x 9'6" (3.07m x 2.90m)

### Bedroom 4:

9' x 8' (2.74m x 2.44m)

#### **Bathroom**

7'1" x 6'1" (2.16m x 1.85m) Comprising bath, wash hand basin, WC.

### **OUTSIDE**

### Front:

Area laid to lawn, planted bed, driveway providing off road parking and leading along side of the property to the garage.

# Rear Garden:

Measures approximately 98' x 45' and comprises area laid to lawn, variety of mature plants, bushes, shrubs and trees, paved patio area, there is a large shed at the bottom of the garden with power and light.

# Garage:

Up and over door, power and light.

### OTHER INFORMATION

### Tenure:

Freehold

# **Approximate Age:**

1962

# **Approximate Area:**

132.6sqm/1427sqft (Including garage)

## **Sellers Position:**

No forward chain

### **Heating:**

Oil based central heating

#### Windows:

Single glazed windows

### Loft Space:

Partially boarded with light connected

#### Infant/Junior School:

Hiltingbury Infant/Junior School

### Secondary School:

Thornden Secondary School

#### **Council Tax:**

Band E

#### **Local Council:**

Eastleigh Borough Council - 02380 688000

Ground Floor = 629 sq ft / 58.5 sq m First Floor = 629 sq ft / 58.5 sq m Garage = 168 sq ft / 15.6 sq m Total = 1427 sq ft / 132.6 sq m



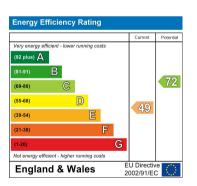












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