



5 Loughwood Close, Boyatt Wood, SO50 4QL

£375,000

Nestled in Loughwood Close, Boyatt Wood, this wonderful semi-detached house offers three generously sized bedrooms and a bathroom upstairs. The ground floor consists of a cloakroom, large sitting room which flows through the dining room into the kitchen across the back of the property. This property boasts a driveway leading up to the garage providing parking for 2 cars as well as a sizable, enclosed, private back garden.

ACCOMMODATION

GROUND FLOOR

Entrance Hall:

Cloakroom:

Matching white suite comprising wash basin, W.C.

Sitting Room:

17'5" x 14'2" (5.32m x 4.33m) Two built in storage cupboards.

Dining Room:

10'5" x 7'5" (3.17m x 2.25m)

Kitchen:

13'8" x 8'11" (4.17m x 2.71m) Range of units comprising gas hob and electric oven with extractor hood over, built-in dishwasher.

Utility Room:

9'10" x 6'10" (2.99m x 2.08m) Space for washing machine, tumble dryer and fridge freezer, also accommodating the boiler.

FIRST FLOOR

Landing:

Hatch to loft space.

Bedroom 1:

14'9" x 10' (4.50m x 3.04m)

Bedroom 2:

11' x 8'5" (3.36m x 2.57m) Airing cupboard.

Bedroom 3:

11'8" x 6' (3.56m x 1.83m)

Bathroom:

White suite comprising wash basin with cupboard under, W.C., walk in shower cubicle with glazed screen, towel radiator.

OUTSIDE

Front:

Area laid to lawn with driveway to garage.

Rear Garden:

Patio area with steps leading to lawned area and side access.

Garage:

Electric roller door.

OTHER INFORMATION

Tenure:

Freehold

Approximate Age:

1970's

Approximate Area:

86.6sqm/934sqft

Sellers Position:

Looking for forward purchase

Heating:

Gas central heating

Windows:

UPVC double glazed windows

Loft Space:

Fully boarded with light connected

Infant/Junior School:

Shakespeare Infant/Junior School

Secondary School:

Crestwood Community School

Council Tax:

Band C

Local Council:

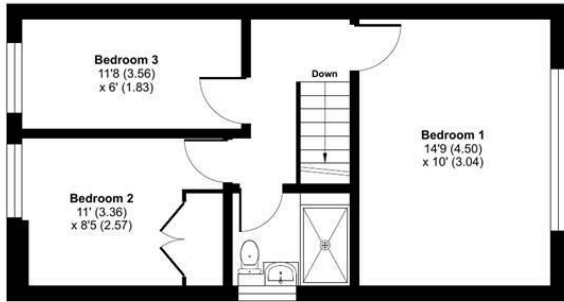
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Agents Note:

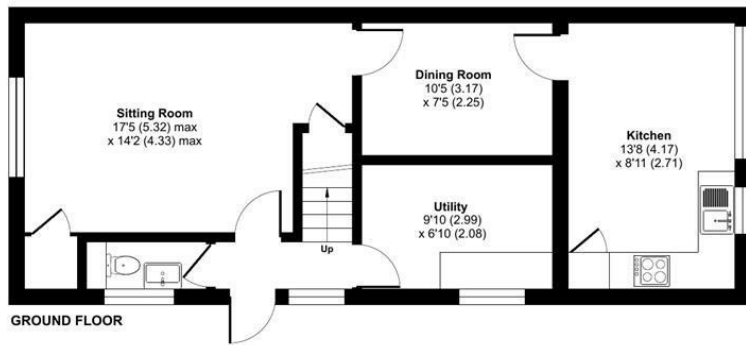
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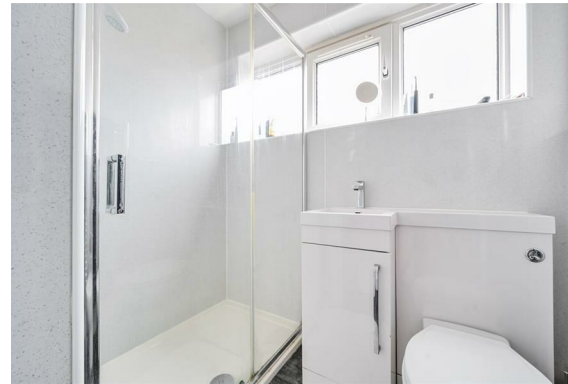
Ground Floor = 536 sq ft / 49.7 sq m
 First Floor = 398 sq ft / 36.9 sq m
 Total = 934 sq ft / 86.6 sq m
 For identification only - Not to scale



FIRST FLOOR



GROUND FLOOR



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			80
(69-80) C			
(55-68) D		47	
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

Floor plan produced in accordance with RICS Property Measurement 2nd Edition, Incorporating International Property Measurement Standards (IPMS2 Residential). © ritchcom 2025. Produced for Sparks Ellison. REF: 1267960

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