



se sparks ellison
For Sale
02070 000000



sparks ellison

37 Brookwood Avenue, Eastleigh, SO50 9PH

£375,000

Nestled on the charming Brookwood Avenue in Eastleigh, this well-presented three-bedroom townhouse offers a delightful blend of comfort and modern living. The heart of the home is the spacious kitchen/dining room, which has be thoughtfully designed to cater to both everyday living and entertaining. Modernised en-suite bathroom adds a touch of luxury to the master bedroom. This property is well-equipped to accommodate families or guests comfortably. The townhouse also boasts integral access to the garage which provides additional storage space. This townhouse is an excellent opportunity to enjoy modern living in Eastleigh. Ideal for families.

ACCOMMODATION

GROUND FLOOR

Entrance Hall:
Stairs to first floor with cupboard under.

Cloakroom:
Suite comprising wash basin, WC.

Snug/Study:
16'1" x 7'7" (4.90m x 2.32m)

Conservatory:
12'4" x 10'8" (3.77m x 3.26m) Double doors to rear garden.

FIRST FLOOR

Landing:
Stairs to second floor.

Kitchen:
10'9" x 9'6" (3.27m x 2.89m) Range of units to include integrated fridge freezer, integrated washing machine, integrated dishwasher, electric oven and gas hob with extractor hood, built in storage cupboard accommodating boiler.

Dining Area:
9'10" x 7'8" (3.00m x 2.33m)

Sitting Room:
16' x 15'2" (4.88m x 4.63m) Juliette balcony overlooking rear garden.

SECOND FLOOR

Landing:
Access to loft space, airing cupboard.

Bedroom 1:
11'8" x 8'6" 3.55m x 2.60m) Built in wardrobe

En-suite:
Fitted in 2025 with white suite comprising WC, wash basin, shower cubicle with glass door.

Bedroom 2:
11'1" x 8'7" (3.38m x 2.61m)

Bedroom 3:
7'6" x 7'1" (2.28m x 2.16m)

Bathroom:
White suite comprising, WC, wash basin, bath with shower head over.

OUTSIDE

Front:
Parking for two cars.

Rear Garden:
Patio area.

OTHER INFORMATION

Tenure:
Freehold

Approximate Age:
2003

Approximate Area:
1146sqft/132.4sqm Including garage

Sellers Position:
No forward chain

Heating:
Gas central heating

Windows:
UPVC double glazing

Loft Space:
Partially boarded with ladder and light connected

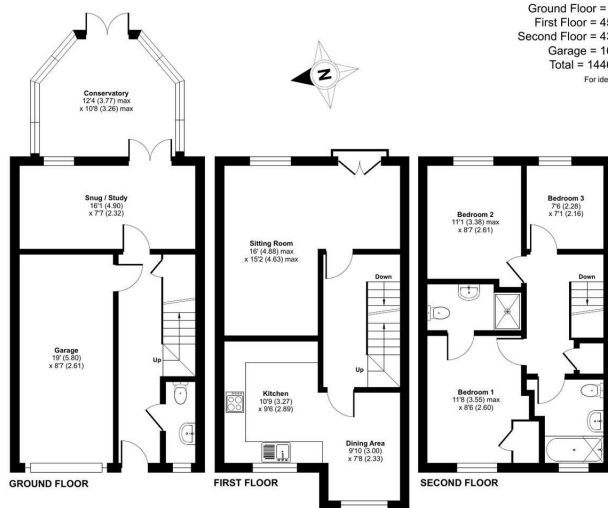
Infant/Junior School:
The Crescent Primary School

Secondary School:
Crestwood Community School

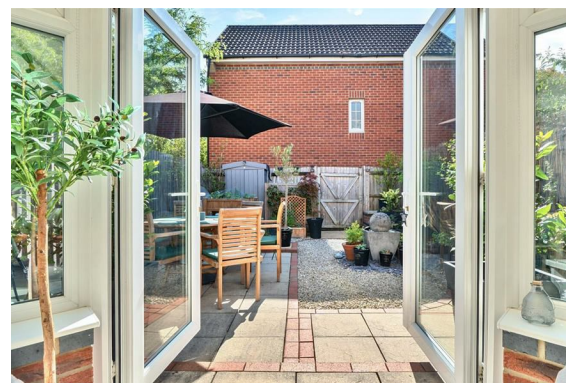
Council Tax:
Band D

Local Council:
Eastleigh Borough Council - 02380 688000

Agents Note:
If you have an offer accepted on a property we will need to, by law, conduct Anti Money Laundering Checks. There is a charge of £60 including vat for these checks regardless of the number of buyers involved.



Floor plan produced in accordance with RICS Property Measurement 2nd Edition.
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Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	

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