



sparky ellison

# 1 Chatsworth Road, Boyatt Wood, SO50 4PE

£425,000

A three bedroom detached family home situated on a corner plot providing potential for extending subject to planning permission. Planning permission was granted in 2017 but has since expired. The property benefits from a super kitchen/breakfast/dining room across the rear which overlooks the large rear garden. There is also a four piece bathroom suite and a garage. Boyatt Wood benefits from local shops and easy access to Eastleigh Town Centre and the M3 motorway. The property is offered for sale with no forward chain.

## ACCOMMODATION

### GROUND FLOOR

#### Entrance Hall

Stairs to first floor, under stairs storage cupboard.

#### Cloakroom:

5'9" x 2'8" (1.75m x 0.81m) White suite with chrome fittings comprising wash hand basin with drawers under, WC.

#### Sitting Room:

14'3" x 12' (4.34m x 3.66m) Wall mounted electric fire.

#### Kitchen/Breakfast/Dining Room:

Built in double oven, built in four ring induction hob, fitted extractor hood, integrated dishwasher, integrated fridge, integrated freezer, space and plumbing for washing machine, breakfast bar, space for table and chairs, boiler in cupboard, tiled floor.

### FIRST FLOOR

#### Landing:

Access to loft space, built in airing cupboard.

#### Bedroom 1:

14' max x 10'2" (4.27m x 3.10m)

#### Bedroom 2:

10'5" x 10'2" ( 3.18m x 3.10m) Built-in storage cupboard.

#### Bedroom 3:

8'9" max x 7'10" (2.67m x 2.39m) Built-in storage cupboard.

#### Bathroom:

7'9" x 6'6" (2.36m x 1.98m) White suite with chrome fittings comprising shower cubicle, spa bath with shower over, wash hand basin, WC, tiled floor, tiled walls.

### OUTSIDE

#### Front:

Area laid to lawn, planted beds, driveway providing off-road parking with gates providing access to the continuation of the drive along with the garage and rear garden.

#### Rear garden:

Measures approximately 56' max x 35' to garage. Paved patio area, outside tap, area laid to lawn with further paved patio area and area laid to lawn along side of the property.

#### Garage:

16'2" x 8'4" (4.93m x 2.54m) With up and over door power and light.

### OTHER INFORMATION

#### Tenure:

Freehold

#### Approximate Age:

1960's

#### Approximate Area:

85sqm/911sqft

#### Sellers Position:

No forward chain

#### Heating:

Gas central heating

#### Windows:

UPVC double glazing

#### Infant/Junior School:

Shakespeare Infant/Junior School

#### Secondary School:

Crestwood Community School

#### Local Council:

Eastleigh Borough Council - 02380 688000

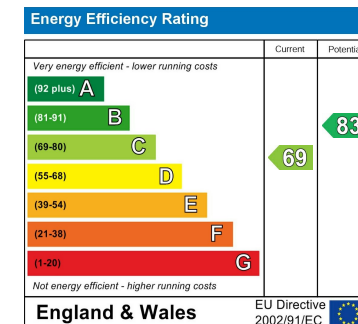
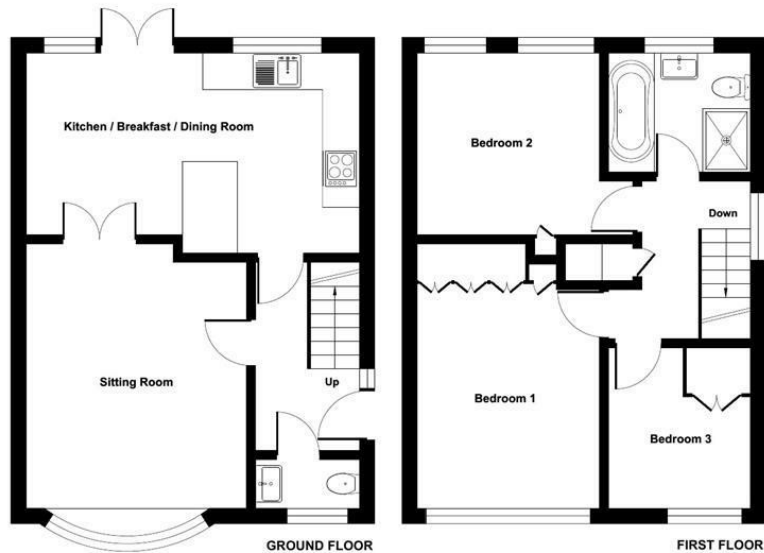
#### Council Tax:

Band D

#### 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.

Ground Floor = 460 sq ft / 43 sq m  
 First Floor = 451 sq ft / 42 sq m  
 Total = 911 sq ft / 85 sq m  
 For identification only - Not to scale



94 Winchester Road, Chandler's Ford, Hampshire, SO53 2GJ

Sales: t: 02380 255333 e: [property@sparksellison.co.uk](mailto:property@sparksellison.co.uk)

Lettings: t: 02380 018518 e: [lettings@sparksellison.co.uk](mailto:lettings@sparksellison.co.uk)

While we endeavour to make our sales particulars fair, accurate and reliable, they are only a general guide to the property and, accordingly, if there is any point which is of particular importance to you please contact the office and we will be pleased to check it for you, especially if you are contemplating travelling some distance to view the property. These approximate room sizes are only intended as general guidance. You must verify the dimensions carefully before ordering carpets or any built in furniture. Please note we have not tested the services or any of the equipment or appliances in this property, accordingly we strongly advise prospective buyers to commission their own survey or service report before finalising their offer to purchase. These particulars are issued in good faith but do not constitute representations of fact or form part of any offer or contract. The matters referred to in these particulars should be independently verified by prospective buyers or tenants. Neither Sparks Ellison nor any of its employees or agents has any authority to make or give any representation or warranty whatever in relation to this property. Your home is at risk if you do not keep up repayments on a mortgage or other loan secured on it. Written quotations available on request. All loans secured on property. Life assurance usually required.



