



sparks ellison

59 George Raymond Road, Eastleigh, SO50 5SZ

£465,000

Situated in George Raymond Road, Eastleigh, this splendid four-bedroom detached house offers the perfect blend of comfort and style. This home is immaculately presented throughout and features well proportioned rooms, making it perfect for families or anyone seeking a spacious and elegant living environment. Upon entering, you are welcomed by a large hallway, leading through to the sitting room and large open plan kitchen/dining area at the rear. The master bedroom features a contemporary en-suite bathroom, while the additional three bedrooms are sizable. Externally this home benefits from a single garage with parking for two/three cars in front. Located close to a variety of local amenities including shops, reputable schools, and green parks, the property is also conveniently placed for commuting, with excellent transport links to nearby towns and cities such as Winchester and Southampton.

ACCOMMODATION

GROUND FLOOR

Hallway:

Cloakroom:
White suite comprising wash basin and WC.

Sitting room:
16'4" x 11'5" (4.99m x 3.48m)

Kitchen/Dining room:
20' x 14'8" (6.10m x 4.46m) Range of modern units including Integrated double oven, integrated gas hob with extracted over, integrated fridge freezer and sink. Double doors onto rear garden.

Utility
6'4" x 5'3" (1.93m x 1.59m) Space for Washing machine and tumble dryer.

FIRST FLOOR

Bedroom 1:
15'7" x 10'1" (4.76m x 3.08m)

En-suite
White suite with shower cubicle, wash basin and WC.

Bedroom 2:
11'7" x 10'4" (3.52m x 3.14m)

Bedroom 3:
9'11" x 9'7" (3.02m x 2.92m)

Bedroom 4:
9'7" x 7'5" (2.92m x 2.25m)

Family bathroom:
Bath with shower over, wash basin, WC.

Garage:

Front:
Driveway, parking leading to garage and pathway to front door.

Rear Garden:
Patio area with area laid to lawn and pathway to side access and garage.

OTHER INFORMATION

Tenure:
Freehold

Approximate Age:
2015

Approximate Area:
113.4sqm/1222sqft

Sellers Position:
No forward chain

Heating:
Gas central heating

Windows:
UPVC double glazed windows

Infant/Junior School:
Norwood Primary School

Secondary School:
Crestwood Community School

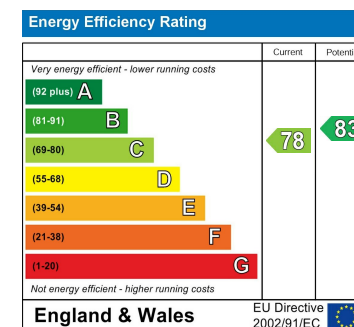
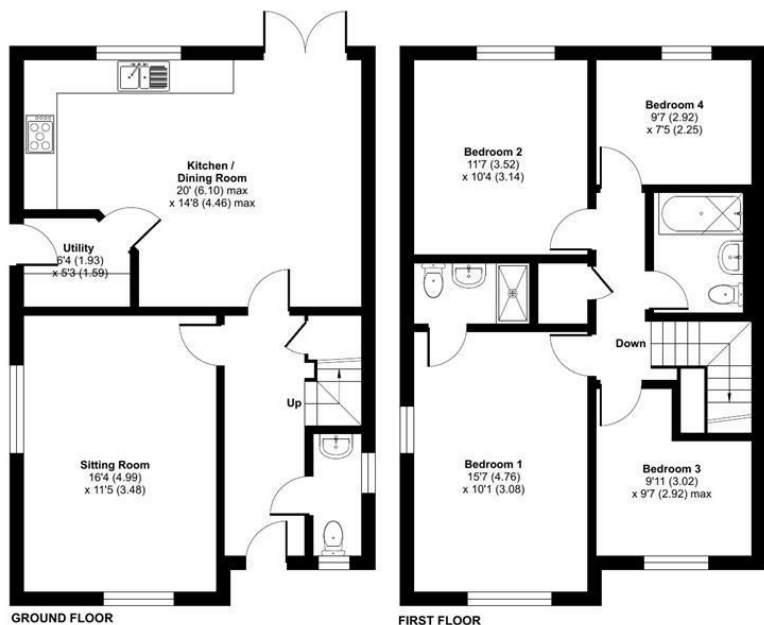
Council Tax:
Band E

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.



Ground Floor = 612 sq ft / 56.8 sq m
 First Floor = 610 sq ft / 56.6 sq m
 Total = 1222 sq ft / 113.4 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

Lettings: t: 02380 018518 e: lettings@sparksellison.co.uk

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