



# 38 Broomhill Way, Boyatt Wood, SO50 4RL

£435,000

Located in Boyatt Wood, Eastleigh, this Georgian style semi detached house on Broomhill Way offers spacious and practical family accommodation. Upstairs comprises four well-proportioned bedrooms and two modern bathrooms. Downstairs features a large entrance hall, sitting room, dining room, kitchen, and utility room, providing a well-balanced layout for family living. Externally, there is a private rear garden and a garage offering secure parking and additional storage. The property is situated in a quiet cul-de-sac with good access to local amenities, making it a strong option for families seeking space and convenience.

## ACCOMMODATION

### Ground Floor

#### Entrance hall:

#### Cloakroom:

White suite comprising WC, wash basin with cupboard under.

#### Sitting room:

18'4" x 11'0" (5.59m x 3.35m) Electric fireplace and door conservatory.

#### Conservatory:

16'0" x 6'10" (4.88m x 2.09m) French doors onto rear garden.

#### Dining room:

13'0" x 9'3" (3.96m x 2.83m) Fitted cupboard accommodating boiler.

#### Kitchen:

14'2" x 7'4" (4.32m x 2.24m) Range of units comprising integrated microwave, gas cooker, electric oven and space for dishwasher.

#### Utility:

7'5" x 5'3" (2.25m x 1.60m) Fitted units, sink, space for washing machine/tumble dryer and fridge freezer, access to rear garden

### First floor

#### Landing

Access to loft space

#### Bedroom 1:

11'0" x 9'9" (3.36m x 2.97m) Fitted wardrobes.

#### Bedroom 2:

10'2" x 9'3" (3.11m x 2.82m) Fitted wardrobe

#### Bedroom 3:

9'6" x 7'4" (2.90m x 2.24m)

#### Bedroom 4:

10'0" x 7'5" (3.04m x 2.25m)

#### Bathroom:

Modern suite, bath with shower over, WC, wash basin with cupboard under.

#### Shower room:

Walk in shower cubicle, WC, wash basin with cupboard under.

## OUTSIDE

### Front:

Path to front door, lawn and range of shrubs and hedging.

### Rear:

Shingled area with path leading to raised garden area with lawn area, flowerbeds bordering and path leading to rear gate for access to driveway and garage.

### Garage:

19'9" x 8'6" (6.03m x 2.58m)

## OTHER INFORMATION

### Tenure:

Freehold

### Approximate Age:

1980's

### Approximate Area:

1530 sq ft / 142 sq m

### Sellers Position:

Looking for a forward purchase

### Heating:

Gas central heating

### Windows:

UPVC double glazing

### Loft Space:

Partially boarded with connected light and connected ladder.

### Infant/Junior School:

Shakespeare Infant School / Shakespeare Junior School

### Secondary School:

Crestwood Community School

### Local Council:

Eastleigh Borough Council - 02380 688000

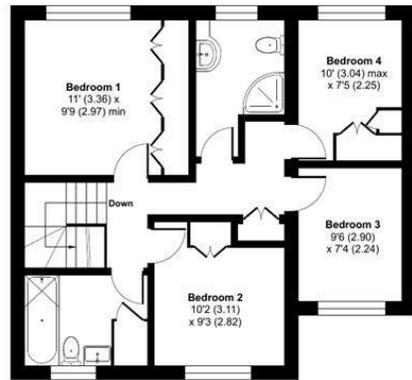
### Council Tax:

Band C

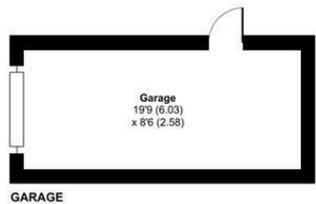
### Agents Note:

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.

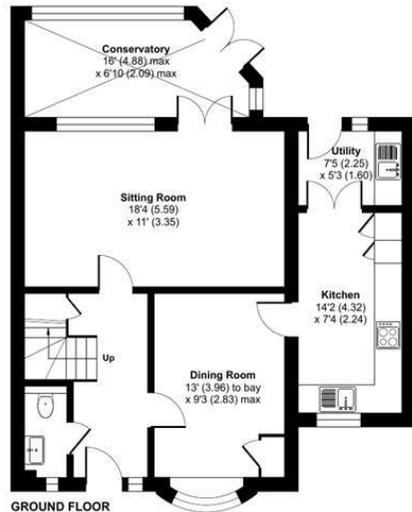
Ground Floor = 743 sq ft / 69 sq m  
 First Floor = 620 sq ft / 57.5 sq m  
 Garage = 167 sq ft / 15.5 sq m  
 Total = 1530 sq ft / 142 sq m  
 For identification only - Not to scale



FIRST FLOOR



GARAGE



GROUND FLOOR

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			
(69-80) C		72	78
(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	

Floor plan produced in accordance with RICS Property Measurement 2nd Edition, Incorporating International Property Measurement Standards (IPMS2 Residential). © nrichcom 2026. Produced for Sparks Ellison. REF: 1431307

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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.



