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21 Coniston Road, Eastleigh, SO50 9FP £400,000

An exceptionally spacious 4-bedroom home situated in the heart of Eastleigh affording a host of particularly attractive attributes to include a driveway leading to a garage. The ground floor comprises of a spacious sitting room being approximately 24’5" together with a kitchen, dining room and cloakroom. On the first floor are four bedrooms together with en-suite and bathroom. An attractive feature of the property is the rear garden which measures approximately 64’x 33’. Coniston Road is situated in the heart of Eastleigh and within convenient reach of the town centre together with local schools and amenities. Easy access can also be gained to the M3 and M27 motorway network.

ACCOMMODATION

Ground Floor:

Entrance Hall:
Stairs to first floor with cupboard under.

Sitting Room:
12'9" x 11'4" (3.89m x 3.45m) and 11'8" x 8'8" (3.56m x 2.63m) Feature brick chimney and open fireplace, double doors to rear garden.

Dining Room:
11'8" x 10'6" (3.55m x 3.19m)

Kitchen:
11'5" x 10'5" (3.47m x 3.18m) Range of units, double electric oven, gas hob with extractor hood over, space for upright fridge/freezer.

Utility Room:
10'9" x 8'9" (3.28m x 2.67m)

Lobby:

Cloakroom:
Wash basin, wc.

First Floor

Landing:
Hatch to loft space.

Bedroom 1:
11'10" x 10'5" (3.61m x 3.18m) Two built in wardrobes. dressing room with shelving.

En-Suite Shower Room:
Suite comprising shower cubicle, wash basin and WC, tiled floor.

Bedroom 2:
11'9" x 11'6" (3.59m x 3.50m) Built in wardrobe, storage cupboard.

Bedroom 3:
10'4" x 8'6" (3.16m x 2.58m) Wardrobe.

Bedroom 4:
10'9" x 8'9" (3.27m x 3.66m) Wardrobe.

Bathroom:
Suite comprising bath with shower unit over, wash basin, WC, tiled floor.

OUTSIDE

Front:
Driveway affording off street parking, adjacent lawned area with flower and shrub borders, pathway to front door.

Rear Garden:
An attractive feature of the property measuring approximately 64' x 33'. Adjoining the rear of the property is a sitting area and pergola leading onto a lawn surrounded by well stocked borders, enclosed by hedging and fencing, greenhouse, garden shed.

Garage:
Light and power.

Utility Room:
Range of units, space and plumbing for appliances, boiler, tiled floor, door to rear garden.

OTHER INFORMATION

Tenure:
Freehold

Approximate Age:
1940

Approximate Area:
1649sqft/153.1sqm (Including garage)

Sellers Position:
Looking for forward purchase

Heating:
Gas central heating

Windows:
UPVC double glazing and aluminium, windows in two of the bedrooms, both bathrooms, and kitchen are all fitted with tilt and turn windows for fire and safety exit.

Loft Space:
Partially boarded with ladder and light connected

Infant/Junior School:
Norwood Primary School

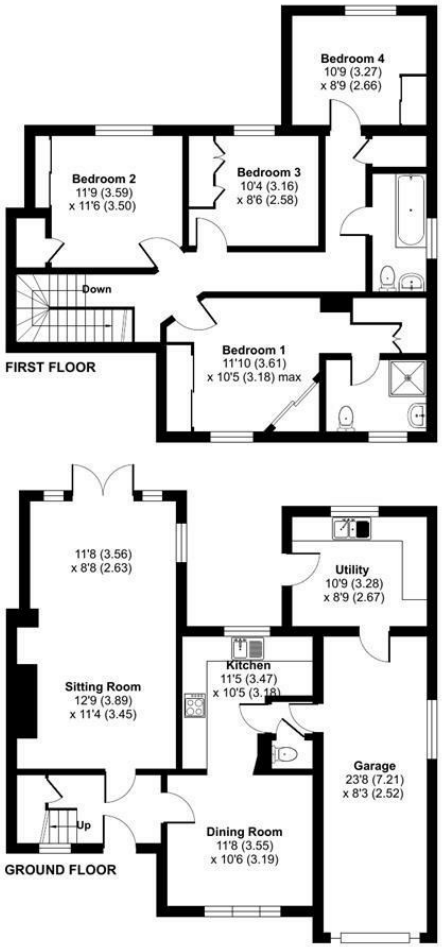
Secondary School:
Crestwood Community School

Local Councl:
Eastleigh Borough Council - 02380 688000

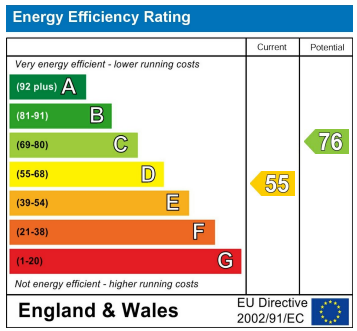
Council Tax:
Band C

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 = 671 sq ft / 62.3 sq m
First Floor = 782 sq ft / 72.6 sq m
Garage = 196 sq ft / 18.2 sq m
Total = 1649 sq ft / 153.1 sq m
For identification only - Not to scale



Floor plan produced in accordance with RICS Property Measurement 2nd Edition, Incorporating International Property Measurement Standards (IPMS2 Residential). ©nichecom 2025. Produced for Sparks Ellison. REF: 1315203



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