



BIRCH GROVE



1 Birch Grove, Eastleigh, SO50 4PY

£375,000

Nestled in the sought after area of Boyatt Wood, Eastleigh, this well presented three bedroom semi-detached home offers a great balance of space and practicality. Upon entering, you are welcomed by a spacious entrance hall. The ground floor features an open-plan sitting/dining room, ideal for both everyday living and entertaining, along with a separate snug at the rear providing a cosy additional reception space. The kitchen is positioned at the front and is well laid out for day to day use. The first floor offers two bedrooms, including a principal bedroom with en-suite, as well as a separate family bathroom. The second floor provides a further bedroom alongside a study or dressing room, offering flexibility to suit a range of needs. Outside, the property benefits from a private, sunny rear garden, perfect for relaxing or entertaining. There is also access to a driveway in front of the garage, providing convenient off road parking. Situated in Boyatt Wood, the property is within easy reach of well regarded schools and offers excellent access to the M3 and M27.

ACCOMMODATION

Ground Floor

Entrance hall:

Stairs to first floor.

Sitting/dining room:

23'11" x 15'2" (7.29m x 4.63m) Doors to rear garden.

Snug:

9'1" x 7'10" (2.78m x 2.40m) Large storage cupboard.

Kitchen:

9'9" x 7'11" (2.98m x 2.41m) Range of units, including integrated fridge/freezer, dishwasher, as well as electric oven, gas hob with extractor over and space for a washing machine.

First Floor

Landing:

Storage cupboard and stairs to the second floor.

Bedroom 1:

14'4" into bay x 10'10" (4.38m into bay x 3.30m) Built in cupboard.

En-suite:

Shower cubicle, WC and wash basin.

Bedroom 3:

10'8" x 7'6" into bay (3.26m x 2.28m into bay)

Bathroom:

Suite comprising WC, wash basin and bath with shower over.

Second Floor

Bedroom 2:

10'11" x 9'1" (3.33m x 2.76m) Built-in cupboard.

Dressing room/Study:

9'1" x 6'11" (2.76m x 2.10m)

OUTSIDE

Front:

Lawn space and steps to front door.

Rear garden:

Large patio area, lawned space and gate to driveway in front of garage.

Garage:

16'3" x 8'0" (4.95m x 2.44m)

OTHER INFORMATION

Tenure:

Freehold

Approximate Age:

60's

Approximate Area:

1259 sq ft / 116.7 sq m

Sellers Position:

No forward chain

Heating:

Gas central heating

Windows:

UPVC double glazing

Infant/Junior School:

Shakespeare Infant School / Shakespeare Junior School

Secondary School:

Crestwood Community School

Local Council:

Eastleigh Borough Council - 02380 688000

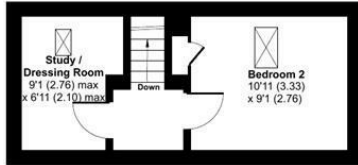
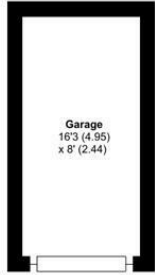
Council Tax:

Band C

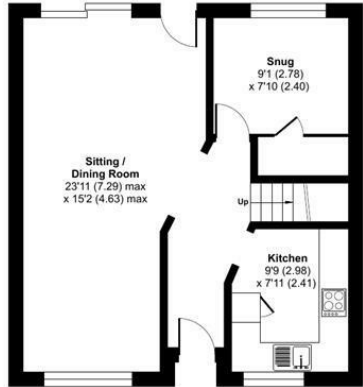
Agents Note:

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.

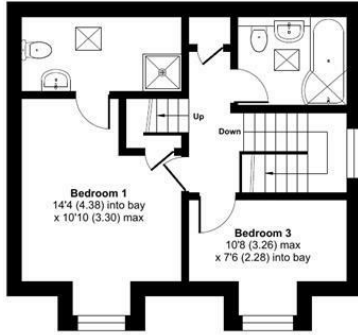
Ground Floor = 518 sq ft / 48.1 sq m
 First Floor = 412 sq ft / 38.2 sq m
 Second Floor = 200 sq ft / 18.5 sq m
 Garage = 129 sq ft / 11.9 sq m
 Total = 1259 sq ft / 116.7 sq m
 For identification only - Not to scale



SECOND FLOOR



GROUND FLOOR



FIRST FLOOR



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D	59	66
(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). © ritchiecom 2026. Produced for Sparks Ellison. REF: 1449086

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