



**10, Royston Avenue, Boyatt Wood, Eastleigh, SO50 4NJ**  
**Offers In Excess Of £400,000**

A delightful four-bedroom home offering generous off-road parking for multiple vehicles. Beautifully presented in excellent decorative order throughout, this property boasts well-proportioned accommodation including an inviting entrance hall, a comfortable living room, a stylish kitchen, a separate dining room, and a versatile third reception room.

Upstairs, you'll find a modern family bathroom along with four well-sized bedrooms. Outside, the property benefits from a pleasant garden, perfect for relaxing or entertaining. Ideally located, the home is within a short walk of local schools and shops, making it perfect for families and convenient everyday living.

ESTATE AGENTS LETTING AGENTS PROPERTY MANAGEMENT AUCTIONEERS VALUERS PLANNING & DEVELOPMENT CONSULTANTS

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The property is accessed from the road via a dropped kerb onto a driveway providing off road parking. Accessed from the side via a canopied entrance porch, a upvc door with obscure crescent double glazed window and adjacent full height window opens to.

### Entrance Hallway

Smooth plastered ceiling, coving, double panel radiator.

Staircase leading to the first floor landing.

### Cloakroom

Smooth plastered ceiling, ceiling light point, upvc obscure double glazed window to the side aspect, pedestal wash hand basin, close coupled wc, ceramic glazed tiled flooring with matching wall mounted tiles.



### Lounge 15'11" x 14'1" (4.87 x 4.31)

Smooth plastered ceiling, ceiling light point, coving, upvc double glazed window to the front aspect, double panel radiator, provision of power points, television and Sky point.

The room centres on a chimney style mantle piece and breast with electric power point.

A two panel door opens to a storage cupboard housing the electric meter, consumer unit and gas meter.

From here a pair of doors leads to the dining room.



### Dining Room 12'7" x 10'2" (3.84 x 3.10)

Smooth plastered ceiling, ceiling light point, coving, upvc double glazed sliding door giving direct access onto the rear garden, provision of power points, wall mounted electric heater.

From here a two panel door opens to the kitchen.



### Kitchen 24'6" x 7'3" (7.47 x 2.23)

Accessed from the dining room or via the entrance hallway.

The kitchen is fitted with a range of low level cupboard and drawer base units, heat resistant work surface with a matching range of wall mounted cupboards over. Inset composite sink with drainer and a mono bloc mixer tap, four burner electric hob, mid height 'Beko' double oven, space for a tall standing fridge / freezer, space and plumbing for an undercounter washing machine, space for dishwasher.

Textured ceiling with coving, two ceiling light points, upvc double glazed window to the side aspect and upvc double glazed tilt and turn door giving access to the rear garden, linoleum floor covering.

From here an upvc obscure double glazed door opens to a further reception area.



### Further Reception Room 13'5" x 12'3" (4.10 x 3.75)

Textured ceiling with coving, ceiling light point, upvc double glazed window to the rear aspect, electric heater, upvc door with obscure double glazed crescent window giving access to the driveway.



**First Floor**

The landing is accessed by a straight flight staircase from the entrance hallway with a textured ceiling with coving, ceiling light point, access to the roof void (with pull down ladder). A pair of cupboards open providing slatted linen shelving.

All doors are of a two panel design.

**Bedroom 1 12'9" x 10'0" (3.91 x 3.05)**

Textured ceiling with coving, ceiling light point, upvc double glazed window to the front aspect, single panel radiator, provision of power points and television point.



**Bedroom 2 8'11" x 8'6" (2.73 x 2.61)**

Textured ceiling, ceiling light point, coving, upvc double glazed window to the rear aspect, double panel radiator, provision of power points.



**Bedroom 3 8'9" x 9'6" (2.67 x 2.92)**

Textured ceiling, coving, ceiling light point, upvc double glazed window to the rear aspect, single panel radiator, provision of power points. A storage area provides hanging rail and shelving.



**Bedroom 4 9'8" x 7'8" (2.97 x 2.36)**

Textured ceiling, ceiling light point, coving, upvc double glazed window to the front aspect, single panel radiator, provision of power points. A storage cupboard opens providing hanging rail and shelving over.



**Family Bathroom 5'4" x 6'11" (1.65 x 2.12)**

Textured ceiling, ceiling light point, coving, obscure upvc double glazed window to the side aspect. Fitted with a three piece suite

comprising wash hand basin set within a vanity unit providing storage below, low level wc with dual push flush, panelled bath. Ceramic glazed tiled flooring and matching wall tiles. Chrome heated towel rail



### Front Garden

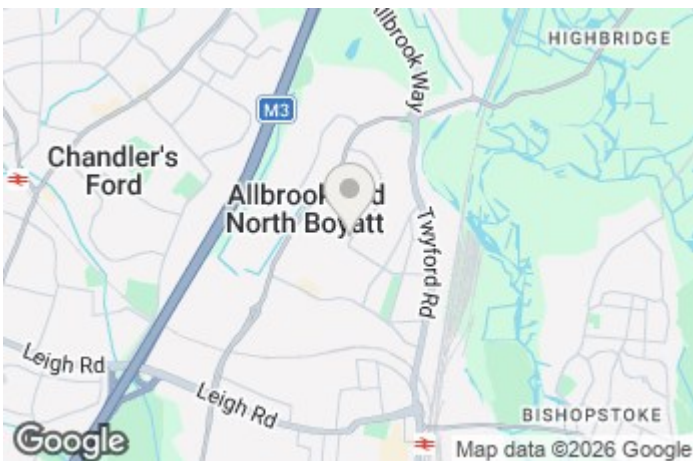
Is principally laid to lawn with shrub / rose bed to the front

### Rear Garden

Stepping out from an area laid to patio providing a very pleasant seating area. The garden is principally laid to lawn and is enclosed by timber panel fencing with concrete posts.



### Council Tax Band D



Ground Floor

1st Floor



Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.  
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Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			
(69-80) C			
(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	68	74

Environmental Impact (CO <sub>2</sub> ) Rating		Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> emissions			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not environmentally friendly - higher CO <sub>2</sub> emissions			
England & Wales	EU Directive 2002/91/EC		