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8 Birch Grove, Boyatt Wood, SO50 4PY

£425,000

Situated in the desirable area of Birch Grove, Boyatt Wood, this well presented three bedroom detached house offers a comfortable and practical family home. Built in 1978, the property is presented in excellent condition and benefits from a welcoming entrance hall. The ground floor features a spacious sitting/dining room, providing a versatile space for both relaxing and entertaining. The modern kitchen is well equipped and leads through to a lovely conservatory, which enjoys plenty of natural light and provides an additional space to sit and enjoy views over the garden. Upstairs, there are three generously sized bedrooms, along with a modern family bathroom which has been thoughtfully refitted.
Outside, the property benefits from a well established Westerly facing garden, making it a great space to enjoy the afternoon and evening sun. To the front, the driveway provides parking for up to three vehicles, in addition to the garage which offers useful storage or secure parking. Overall, this is a lovely family home that has been well cared for and offers a good combination of space, presentation and a desirable location in Boyatt Wood.

ACCOMMODATION

GROUND FLOOR

Entrance Hall:
Welcoming hallway with storage space under the stairs, stairs to first floor.

Cloakroom:
Comprising WC and wash hand basin.

Sitting/Dining Room:
20'5" x 11'9" (6.23m x 3.58m) Dual aspect windows.

Kitchen:
9'8" x 9'4" (2.95m x 2.84m) Range of units comprising integrated electric oven, integrated electric hob with extracted over, space for a fridge/freezer. Door into conservatory.

Conservatory:
12'5" x 9'8" (3.79m x 2.95m) Additional space for dining or seating area and French doors onto rear garden.

FIRST FLOOR

Bedroom 1:
11'4" x 11'1" (3.10m x 2.57m) Fitted wardrobes.

Bedroom 2:
10'2" x 8'5" (3.10m x 2.57m)

Bedroom 3:
11'5" x 8' (3.47m x 2.43m)

Shower Room:
Modern suite comprising walk-in shower with glass screen, WC and wash hand basin with storage cupboard under. Access to airing cupboard.

OUTSIDE

Front:
Shingle driveway with access to garage.

Rear Garden:
Mature garden including patio area, area laid to lawn, greenhouse and garden shed. Flower and shrub borders.

Garage:
16'4" x 8'7" (4.99m x 2.62m) Extension to the rear end of the garage, which is now used as a garden shed and electric roller door for access.

OTHER INFORMATION

Tenure:
Freehold

Approximate Age:
1978

Approximate Area:
1184sqft/109.8sqm (including garage)

Sellers Position:
Looking for forward purchase

Heating:
Gas central heating

Windows:
UPVC double glazed windows

Loft Space:
Partially boarded with ladder connected

Infant/Junior School:
Shakespeare Infant/Junior School

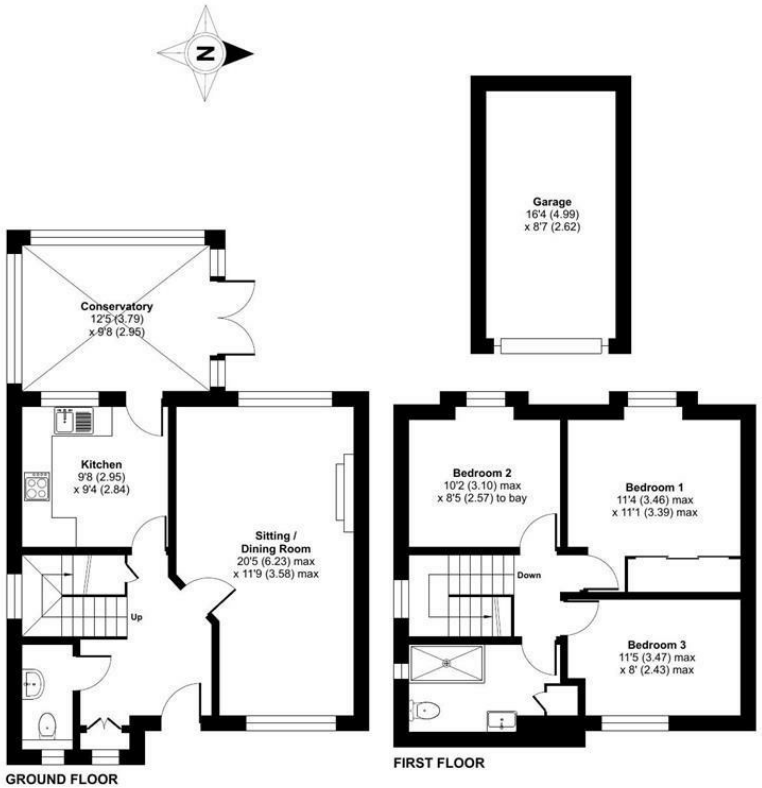
Secondary School:
Crestwood Community School

Council Tax:
Band D

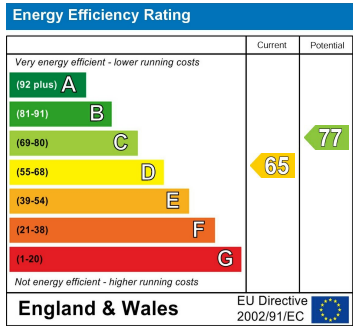
Local Council:
Eastleigh Borough Council - 02380 688000

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 = 596 sq ft / 55.3 sq m
First Floor = 447 sq ft / 41.5 sq m
Garage = 141 sq ft / 13 sq m
Total = 1184 sq ft / 109.8 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 2026. Produced for Sparks Ellison. REF: 1513595



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