



RICHMONDS

Rufford Close, Boyatt Wood, Eastleigh, SO50 4RU

£350,000

A fantastic three-bedroom home with a large rear garden and garage situated in a quiet cul-de-sac location within the highly desirable area of Boyatt Wood. On the ground floor, there is a spacious lounge with storage cupboard, an open plan kitchen/diner leading to the additional living accommodation in the form of the substantial conservatory. This is a fantastic area for entertaining or an additional living space with access to the enclosed rear garden. Additionally, there is a downstairs w/c. On the first floor, there are three bedrooms with fitted storage to bedroom two. The family bathroom has recently been refitted to a high standard with a tasteful white suite comprising low level w/c, wash hand basin and bath with shower over.

Externally, there is off street parking to the front for two cars with side access leading on to the enviable rear garden. The garden is enclosed with panel fencing and has a large lawn and decked area. There is also the addition of an outside entertainment area boasting power, lighting and facilities to connect Virgin T.V making this the perfect area for alfresco entertainment. The property also has gas central heating, double glazing and a garage.

Boyatt Wood is situated to the north of Eastleigh with excellent transport links via road and rail. The local schools are highly regarded making this a fantastic family location. The property sits within a short walk of local shops, eateries and the idyllic River Itchen.

Other Information

Tenure: Freehold

Approximate Age: 1970's

Heating: Gas central heating (new boiler installed Dec. 2020)

Windows: UPVC double glazed

Loft: Insulated and boarded

Energy Rating: To follow

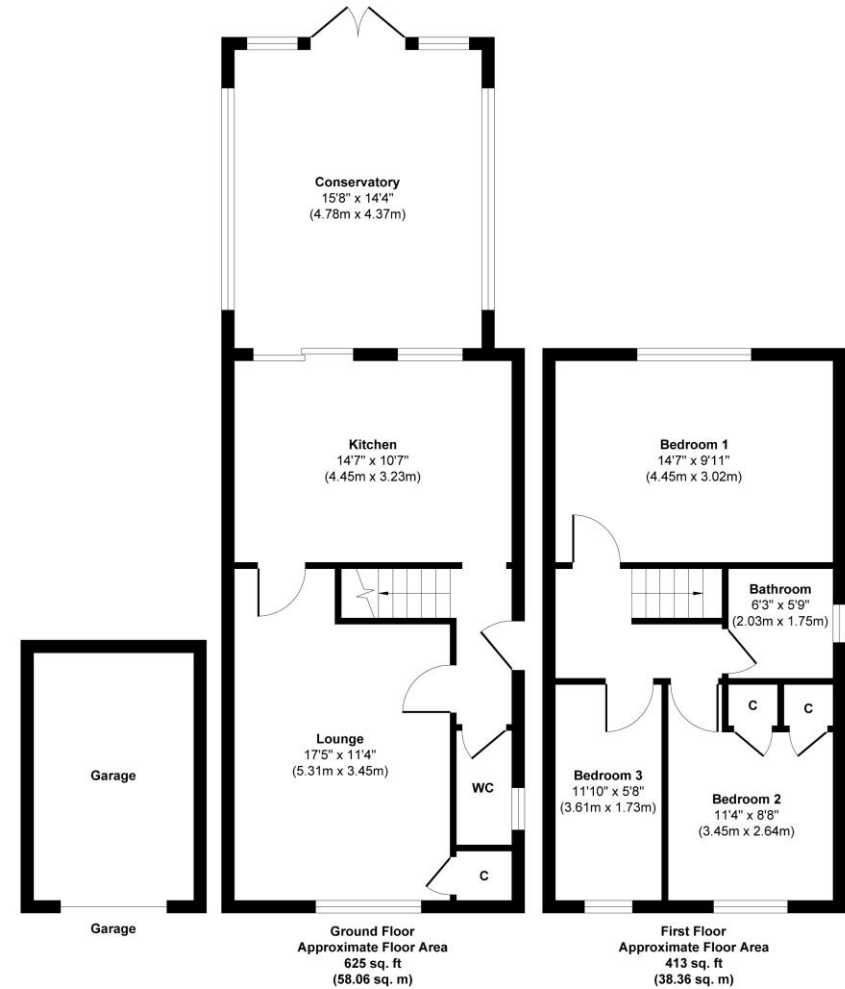
Sellers Position: Have found a property to purchase locally

Local Information:

Council Tax: C

Local Authority: Eastleigh Borough Council





Approx. Gross Internal Floor Area 1038 sq. ft / 96.42 sq. m (Excluding Garage)

Illustration for identification purposes only, measurements are approximate, not to scale.

Produced by Elements Property

Agents Note: The sellers of the property have provided the above information to us and we are therefore reliant on them providing the correct information. The floor plan and sizes are to be used as a guide only. Please check room sizes prior to ordering carpets or furniture. If you require confirmation on any particular point for specific purposes please contact our office for further information. If you have other questions about this property, please telephone **01489 789933**

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