





# 79 Pitmore Road, Allbrook, Eastleigh, SO50 4LX

£410,000

A delightful three bedroom semi detached character home situated on a highly desirable road within Allbrook. The property benefits from many notable features to include a magnificent and extended open plan kitchen/dining/family space measuring 21'9" x 17'10" x 16'4" with bi-fold doors to the rear garden. The rear garden itself is a particularly impressive feature being approximately 131ft in length and backing onto a paddock affording wonderful views. The driveway to the front affords parking for two vehicles with three good size bedrooms, sitting room and bathroom completing the accommodation. Allbrook is well placed for access to the M3 motorway, Southampton and Winchester, the centre of Chandlers Ford and also falls within the catchment for the popular Thornden School.

## ACCOMMODATION

### Ground Floor

Entrance Porch:

Reception Hall: Tiled floor, stairs to first floor with cupboard under.

Cloakroom: Wash basin, w.c., tiled floor.

Sitting Room: 14'8" x 12' (4.47m x 3.66m) Bay window, stripped wooden floor.

Kitchen/Dining/Family Room: 21'9" x 17'10" x 16'4" (6.63m x 5.44m x 4.98m) The kitchen area is fitted with a range of modern white gloss units and wooden work tops, electric oven and hob with extractor hood over, space and plumbing for further appliances, boiler, tiled floor, space for table and chairs, chimney breast. A small step leads down to the sitting area with part vaulted ceiling and three velux windows with bi-fold doors to the rear garden affording a pleasant view, tiled floor.

### First Floor

Landing: Hatch to loft space.

Bedroom 1: 12'2" x 12'1" (3.71m x 3.68m) Delightful views over the rear garden and paddock.

Bedroom 2: 14'6" x 10'6" (4.42m x 3.20m) Bay window.

Bedroom 3: 8'10" x 7' (2.69m x 2.13m)

Bathroom: 6' x 5'5" (1.83m x 1.65m) White suite with chrome fittings comprising bath with shower unit over and glazed screen, wash basin, w.c.

## OUTSIDE

Front: Double width driveway affording parking for two cars. A shared driveway to the side leads to the rear garden.

Rear Garden:

A particularly outstanding feature of the property measuring 131ft in length. Adjoining the house is a paved terrace ideal for outside entertaining with adjacent vegetable patch and pathway with adjacent lawn to further area of lawn surrounded by well stocked borders and enclosed by hedging and fencing, garden shed. The end of the garden enjoys a delightful view over the adjoining paddock.

## OTHER INFORMATION

Tenure: Freehold

Approximate Age: 1930's

Approximate Area: 100.8sqm/1086sqft

Sellers Position: Looking for forward purchase but may vacate.

Heating: Gas central heating

Windows: UPVC double glazed windows

Loft Space: Partially boarded with ladder and light connected

Infant/Junior School: Otterbourne Primary School

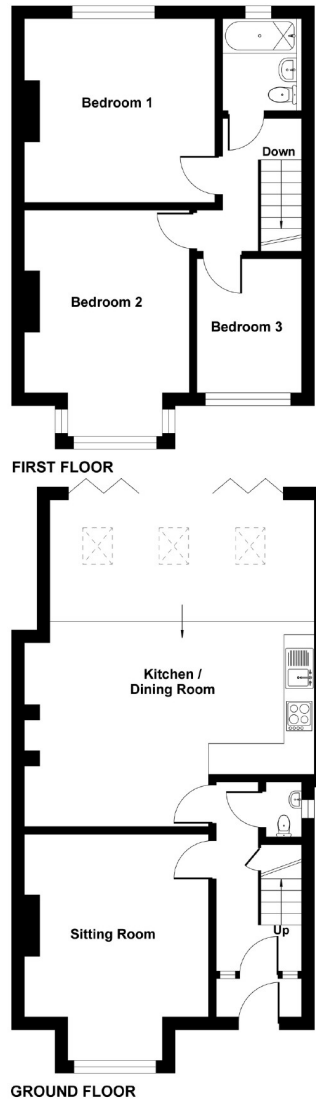
Secondary School: Thornden Secondary School

Council Tax: Band C - £1,543.86 20/21

Local Council: Eastleigh Borough Council - 02380 688000



Ground Floor = 627 sq ft / 58.2 sq m  
 First Floor = 459 sq ft / 42.6 sq m  
 Total = 1086 sq ft / 100.8 sq m  
 For identification only - Not to scale



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92-100)	<b>A</b>		
(81-91)	<b>B</b>		<b>85</b>
(69-80)	<b>C</b>	<b>72</b>	
(55-68)	<b>D</b>		
(39-54)	<b>E</b>		
(21-38)	<b>F</b>		
(1-20)	<b>G</b>		
Not energy efficient - higher running costs			
<b>England &amp; Wales</b>		EU Directive 2002/91/EC	

Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). © n3cheom 2020. Produced for Sparks Ellison. REF: 655720

94 winchester road chandlers ford Hampshire SO53 2GJ  
 t 023 8025 5333 f 023 8026 0099 e property@sparksellison.co.uk w www.sparksellison.co.uk



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