



**35 St. Swithins Road**  
Offers Over £700,000

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An immaculate five bedroom family home presented in excellent order throughout and located within a desirable cul-de-sac on the popular Elvetham Heath development.

With good sized family accommodation set over three floors the property offers wonderful and versatile entertaining space for a large family.

Through the front door a spacious entrance hall leads to the kitchen/ breakfast, study/bedroom, large living/dining room, WC with shower and stairs to the first floor. The kitchen faces the front and features a range of eye and base level units with built in appliances all topped off with plenty of work surface area. The breakfast area can also accommodate a small table and chairs and has a door to the rear garden and side window. The living/dining room, a sizable room of note enjoys access to the rear garden via bi-fold doors. There is a study/bedroom to the front which has a range of fitted cupboards, this room could also be used as a bedroom as the separate cloakroom has a shower.

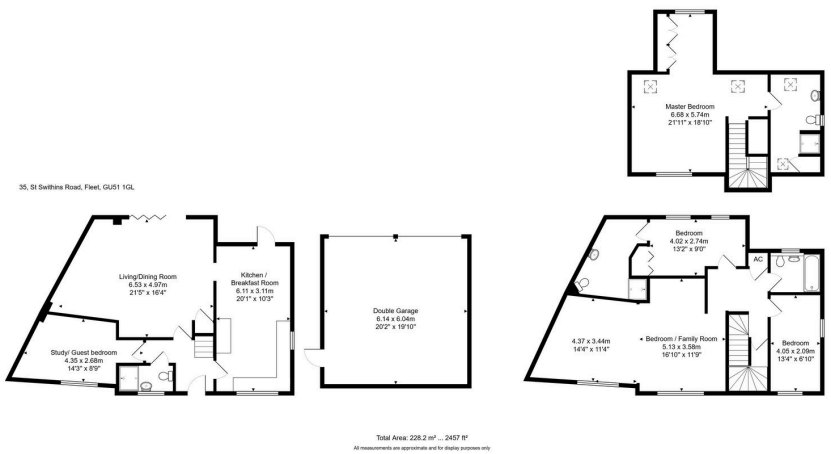
To the first floor you will find two bedrooms, one with an en-suite and a family bathroom. This floor also offers a second sitting room or over sized double bedroom so a versatile room indeed.

To the second floor you will find a generous master bedroom with walk in dressing room and a large en-suite.

Externally the property is located at the end of a cul-de-sac and benefits from a double garage and parking to the rear. A foot path leads to the main front door and a generous front lawn which is bordered by mature hedging. The rear garden has been landscaped with low maintenance in mind and benefits from being enclosed, has a seating area, an artificial lawn and a gate to the parking area.

The property is within close proximity to Elvetham Heath school and local amenities. Elvetham Heath is a development with a wealth of amenities including a supermarket, infant and junior school, church and public house. Various activities and facilities are enjoyed by the local community including a football pitch, cycling and running clubs.





- Elvetham Heath Development • Five Bedrooms
- Four Bathrooms
- Kitchen Breakfast Room
- Landscaped Rear Garden
- Private Cul-de-sac Position
- Large Living Dining Room
- Presented In Excellent Order
- Double Garage

