





# 23 Heathfield Road, Chandler's Ford, SO53 5RP

£500,000

Beautifully presented four bedroom detached house positioned within the catchment for the popular Hiltingbury infant and Junior and Thornden secondary schools. The property is excellently presented throughout and boasts re-fitted bathroom, kitchen and ground floor cloakroom.

## ACCOMMODATION

### GROUND FLOOR

#### Entrance Hall:

Stairs to first floor.

#### Cloakroom:

6'3" x 3'5" (1.91m x 1.04m)

#### Sitting Room:

20' x 11' (6.10m x 3.35m) Sliding doors to conservatory.

#### Conservatory:

11'10" x 6'4" (3.61m x 1.93m) UPVC double glazed conservatory overlooking the rear garden.

#### Kitchen/Dining Room:

20'1" x 11'2" (6.12m x 3.40m) Comprehensively re-fitted kitchen with modern matching base and eye level units, space and provision for a variety of kitchen appliances. Generous space for dining room table and chairs.

### FIRST FLOOR

#### Landing:

#### Bedroom 1:

11'1" x 10'9" (3.38m x 3.28m) Built in wardrobes.

#### Bedroom 2:

10'11" x 10'9" (3.33m x 3.28m)

#### Bedroom 3:

10'11" x 8'10" (3.33m x 2.69m)

#### Bedroom 4:

10'11" x 9'1" (3.33m x 2.77m)

#### Bathroom:

8'1" x 5'6" (2.46m x 1.68m) Re-fitted bathroom comprising matching three piece suite with shower over panel enclosed bath, WC and wash hand basin.

### OUTSIDE

#### Front:

Block paved driveway providing off-road parking for a number of vehicles. Area laid to lawn.

#### Rear Garden:

Enclosed rear garden with pleasant westerly aspect, mainly laid to lawn.

#### Garage:

17'8" x 8'3" (5.38m x 2.51m)

### OTHER INFORMATION

#### Tenure:

Freehold

#### Approximate Age:

1970's

#### Approximate Area:

130.8sqm/1410sqft including garage

#### Sellers Position:

Looking for forward purchase

#### Heating:

Gas central heating

#### Windows:

UPVC double glazed windows

#### Infant/Junior School:

Hiltingbury Infant/Junior School

#### Secondary School:

Thornden Secondary School

#### Council Tax:

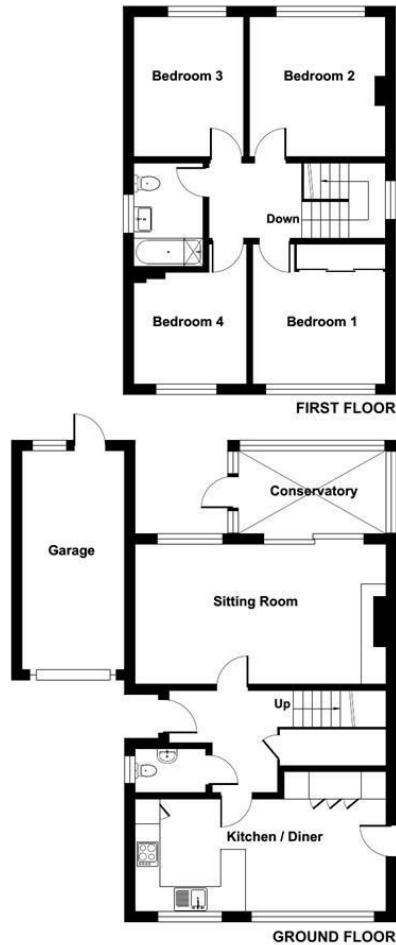
Band E

#### Local Council:

Eastleigh Borough Council - 02380 688000



Ground Floor = 678 sq ft / 62.9 sq m  
 First Floor = 589 sq ft / 54.7 sq m  
 Garage = 143 sq ft / 13.2 sq m  
 Total = 1410 sq ft / 130.8 sq m  
 For identification only - Not to scale



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		<b>82</b>
(69-80) <b>C</b>	<b>70</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). © richiecom 2023. Produced for Sparks Ellison. REF: 993057

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