



40 Taw Drive, Chandler's Ford, SO53 4SL

£695,000

A stunning three bedroom detached bungalow that has been modernised throughout and provides spacious living accommodation set within an attractive good size plot with the addition of a double garage. The master bedroom boasts an en-suite while the other two double bedrooms share the family bathroom. There is a large sitting room at the front and a super Kitchen/Breakfast Room at the rear that leads into a conservatory overlooking the beautiful rear garden.

ACCOMMODATION:

GROUND FLOOR

Entrance Hall:

Built in storage cupboard.

Cloakroom:

5'11" x 3'1" (1.80m x 0.94m) White suite with chrome fittings comprising wash hand basin with cupboard under, WC.

Sitting Room:

16'8" x 15'6" (5.08m x 4.72m)

Kitchen/Breakfast Room:

23'10" x 8'10" (7.26m x 2.69m) Built in double oven, built in induction hob, fitted extractor hood, space for fridge/freezer, space and plumbing for washing machine, space and plumbing for dishwasher, space for tumble dryer, space for table and chairs.

Conservatory:

19'9" x 8' (6.02m x 2.44m) Tiled floor.

Inner Hallway:

Built in airing cupboard.

Bedroom 1:

13'3" x 12' (4.04m x 3.66m) Fitted wardrobes, built in wardrobe.

Bedroom 2:

12'7" x 11'9" (3.84m x 3.58m) Fitted wardrobes/cupboards.

Bedroom 3:

13' x 8'10" (3.96m x 2.69m)

Bathroom:

8'8" x 6'2" (2.64m x 1.88m) White suite with chrome fittings comprising bath with shower over, wash hand basin and WC inset to vanity unit, tiled floor, tiled walls.

OUTSIDE

Front:

Area laid to lawn, planted beds, resin pathway to front door, gate providing side pedestrian access to rear garden, driveway providing off road parking with further block paved driveway.

Rear Garden:

Measures approximately 74' x 42' a beautifully presented garden with area laid to lawn, planted beds, paved patio area, crazy pave patio area, outside tap.

Garage:

17'1" x 16'10" with twin up and over doors, power and light, door to rear garden.

OTHER INFORMATION

Tenure:

Freehold

Approximate Age:

1980's

Approximate Area:

1342sqft/124.6sqm

Sellers Position:

Looking for forward purchase

Heating:

Gas central heating

Windows:

UPVC double glazing plus 1 aluminium

Infant/Junior School:

St. Francis C of E Primary School

Secondary School:

Toynbee Secondary School

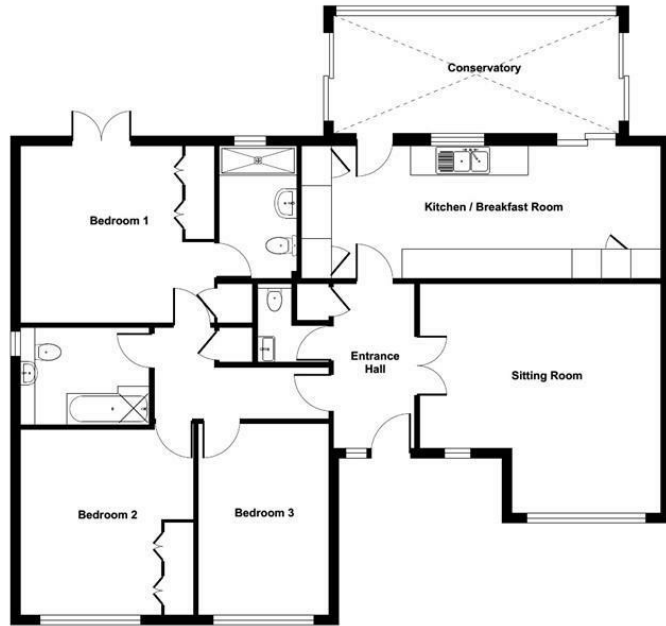
Council Tax:

Band E

Local Council:

Test Valley Borough Council - 01264 368000

Second Floor = 1342 sq ft / 124.6 sq m
For identification only - Not to scale



SECOND FLOOR



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		84
(69-80) C	69	
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	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: 989445

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