



30 Wychwood Grove, Chandler's Ford, SO53 1FQ

£535,000

A spacious four bedroom detached family home affording well proportioned rooms highlighted by the 18'9" reception hall, 17'8" x 15' sitting room and four double bedrooms. The property is offered for sale with no forward chain in neat and tidy fashion throughout but would benefit from updating and modernisation. Wychwood Grove is a quiet cul-de-sac situated on the edge of Hiltingbury and within walking distance to the main shopping centre at Fryern Arcade, Thornden School and bus services to Southampton and Winchester. In addition to this, the house also affords attributes such as a double garage and rear garden with pleasant southerly aspect.

ACCOMMODATION

Ground Floor

Reception Hall:

18'9" x 6' (5.72m x 1.83) Stairs to first floor, door to garage.

Cloackroom:

Wash basin, wc,.

Sitting Room:

17'8" x 15' (5.38 x 4.57m) Patio doors to rear garden, chimney breast and gas fire.

Dining Room:

10'6" x 10' (3.20m x 3.05m)

Kitchen:

12'10" x 10'6" (3.91m x 3.20m) Range of fitted units, built in oven and hob with extractor hood over, space and plumbing for further appliances, boiler, door to outside, larder cupboard.

First Floor

Landing:

Hatch to loft space.

Bedroom 1:

14'10" x 13'7" (4.52m x 4.14m) fitted wardrobe.

Bedroom 2:

13' x 10'6" (3.96m x 3.20m) Wardrobes to remain, airing cupboard.

Bedroom 3:

11'9" x 9'6" (3.58m x 2.90m) Wardrobes to remain.

Bedroom 4:

10'6" x 10'1" (3.20m X 3.07m)

Bathroom:

9'1" x 5'10" (2.77m x 1.78m) Suite comprising bath with mixer taps, wash basin, wc.

OUTSIDE

Front:

To the front is a double width driveway leading to the garage, adjacent lawned area, and side access to rear garden.

Rear Garden:

Approximately 61' x 37' enjoying a pleasant southerly aspect. The gardens are laid mainly to lawn with well stocked flower and shrub borders, enclosed by fencing, greenhouse.

OTHER INFORMATION

Tenure:

Freehold

Approximate Age:

1970

Approximate Area:

1745sqft/162.1sqm

Sellers Position:

No forward chain

Heating:

Gas central heating

Windows:

UPVC double glazing

loft Space:

Partially boarded with ladder and light connected

Infant/Junior School:

Chandlers Ford Infant School / Merdon Junior School

Secondary School:

Thornden Secondary School

Local Council:

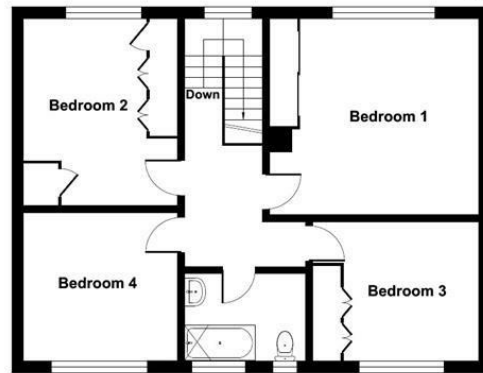
Eastleigh Borough Council - 02380 688000

Council Tax:

Band E



Ground Floor = 669 sq ft / 62.2 sq m
 First Floor = 782 sq ft / 72.6 sq m
 Garage = 294 sq ft / 27.3 sq m
 Total = 1745 sq ft / 162.1 sq m
 For identification only - Not to scale



FIRST FLOOR



GROUND FLOOR



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		75
(69-80) C	63	
(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). © nichicom 2023. Produced for Sparks Ellison. REF: 1038571

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