



sparks ellison

10 Heathfield Road, Chandler's Ford, SO53 5RR

£400,000

A spacious three bedroom semi-detached home pleasantly situated on Heathfield Road, within Hiltingbury and within walking distance to local shops on Hiltingbury Road and Ashdown Road together with Hiltingbury Schools, community centre and Thornden School. The property affords spacious well proportioned rooms highlighted by the 23'8" kitchen/dining room and 10'2" x 8'4" bathroom. In addition to this is a block paved driveway, garage, utility room and downstairs cloakroom.

ACCOMMODATION

Ground Floor

Open Entrance Porch:

Door to reception hall.

Reception Hall:

Stairs to first floor, door to garage.

Sitting Room:

14'1" x 11' (4.29m x 3.35m) Log burner.

Kitchen/Dining Room:

23'8" x 7'8" (7.21m x 2.34m) The kitchen area is fitted with a range of shaker style units, built in electric oven, gas hob with extractor hood over, integrated microwave, fridge/freezer and dishwasher. The dining area affords space for table and chairs with double doors to rear garden, tiled floor throughout.

Utility Room:

7' x 4'10" (2.13m x 1.47m) Space and plumbing for appliances, tiled floor, door to outside.

Cloakroom:

White suite comprising wash basin, wc,.

First Floor

Landing:

Hatch to loft space.

Bedroom 1:

11'7" x 10'10" (3.53m x 3.30m) Measurement up to range of built in wardrobes.

Bedroom 2:

11' X 10'3" (3.35m X 3.12m) Fitted wardrobe.

Bedroom 3:

12'3" x 6'10" (3.73m x 2.08m) Fitted wardrobe

Bathroom:

10' x 8'4" (3.04m x 2.54m) White suite comprising bath with central mixer tap and shower attachment, separate shower cubicle with glazed screen, wash basin with cupboard under, wc, cupboard housing boiler.

OUTSIDE

Front:

To the front of the property is a block paved driveway leading to a garage and side access to rear garden. The remainder of the frontage is laid to lawn with flower and shrub borders.

Rear Garden:

Approximately 45'6" x 28'7" patio area, lawned area enclosed by fencing.

Garage:

15'6" x 8' (4.72m x 2.44m) Into recess, light and power.

OTHER INFORMATION

Tenure:

Freehold

Approximate Age:

1960's

Approximate Area:

1139sqft/105.8sqm (Including garage)

Sellers Position:

No forward chain

Heating:

Gas central heating

Windows:

UPVC double glazing

Loft Space:

Light connected

Infant/Junior School:

Hiltingbury Infant/Junior School

Secondary School:

Thornden Secondary School

Local Council:

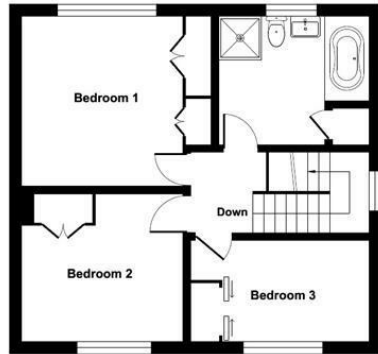
Eastleigh Borough Council - 02380 688000

Council Tax:

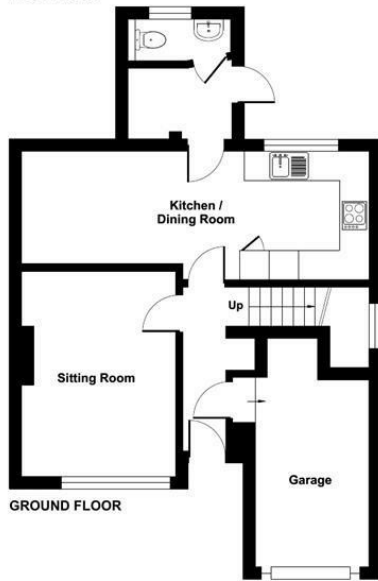
Band D



Ground Floor = 506 sq ft / 47 sq m
 First Floor = 525 sq ft / 48.8 sq m
 Garage = 108 sq ft / 10 sq m
 Total = 1139 sq ft / 105.8 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			81
(69-80) C		68	
(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). © richicom 2023. Produced for Sparks Ellison. REF: 1031652

94 Winchester Road, Chandler's Ford, Hampshire, SO53 2GJ

Sales: t: 02380 255333 e: property@sparksellison.co.uk
 Lettings: t: 02380 018518 e: lettings@sparksellison.co.uk



While we endeavour to make our sales particulars fair, accurate and reliable, they are only a general guide to the property and, accordingly, if there is any point which is of particular importance to you please contact the office and we will be pleased to check it for you, especially if you are contemplating travelling some distance to view the property. These approximate room sizes are only intended as general guidance. You must verify the dimensions carefully before ordering carpets or any built in furniture. Please note we have not tested the services or any of the equipment or appliances in this property, accordingly we strongly advise prospective buyers to commission their own survey or service report before finalising their offer to purchase. These particulars are issued in good faith but do not constitute representations of fact or form part of any offer or contract. The matters referred to in these particulars should be independently verified by prospective buyers or tenants. Neither Sparks Ellison nor any of its employees or agents has any authority to make or give any representation or warranty whatever in relation to this property. Your home is at risk if you do not keep up repayments on a mortgage or other loan secured on it. Written quotations available on request. All loans secured on property. Life assurance usually required.

