



# 11 Forest Road, Chandler's Ford, SO53 1NA

£847,500

A delightful four bedroom family home occupying a most attractive location on Forest Road which is a quiet street set within the heart of Hiltingbury. The location provides a leafy and convenient spot, within walking distance to a range of shops on Hiltingbury Road, Hiltingbury School, Community Centre and Hiltingbury lakes. The centre of Chandler's Ford is a short distance away with a wider range of amenities and easy access can be gained to Junction 12 of the M3. The property affords balanced flexible accommodation with the ground floor comprising of a main sitting room, snug with open fireplace and study together with a re-fitted kitchen/dining room, utility room and cloakroom. On the first floor is an impressive main bedroom with vaulted ceiling and en-suite shower room together with three double bedrooms, modern fitted bathroom and separate cloakroom. The property also benefits from a garage and a wrap around garden with a total plot size of approximately 0.14 of an acre which to the side provides a pleasant southerly aspect.

## ACCOMMODATION

### Ground Floor

#### Reception Hall:

Stairs to first floor.

#### Cloakroom:

White suite with chrome fittings comprising wash basin, wc.

#### Sitting Room:

14'8" x 14'2" (4.47m x 4.32m) Double doors to outside.

#### Snug:

13' x 12'6" (3.96m x 3.81m) Open fireplace, double doors to outside.

#### Study:

12'10" x 9'3" (3.91m x 2.82m)

#### Kitchen/Dining Room:

19' x 15' (5.79m x 4.57m) (approximate measurement) The kitchen area is fitted with a range of modern light blue units designed and installed by Harvey Jones, electric oven and microwave, electric hob with extractor hood over, integrated dishwasher, space for American style fridge/freezer, built in book case, part vaulted ceiling. The dining area affords space for table and chairs and double doors to outside.

#### Utility Room:

13'6" x 5'8" (4.11m x 1.73m) Range of cupboards, sink unit, space and plumbing for appliances, door to outside and door to garage.

### First Floor

#### Landing:

16'6" (5.03m)

#### Bedroom 1:

14'10" x 10'3" extending to 14'2" (4.52m x 3.12m x 4.32m) Vaulted ceiling and feature window with window shutters.

#### En-Suite Shower Room:

White suite with chrome fittings comprising full width shower cubicle with glazed screen, wash basin with cupboard under, wc, tiled wall and floors.

#### Bedroom 2:

13'2" x 12'2" (4.01m x 3.71m) Fitted wardrobes.

#### Bedroom 3:

13' x 10' (3.96m x 3.05m)

#### Bedroom 4:

12'10" x 8'8" (3.91m x 2.64m) Fitted wardrobe.

#### Bathroom:

8'1" x 5'10" (2.46m x 1.78m) White suite with chrome fittings comprising bath, separate shower cubicle with glazed screen, wash basin with cupboard under, wc, tiled floor.

#### Cloakroom:

White suite with chrome fittings comprising wash basin, wc, tiled floor.

## OUTSIDE

#### Front:

To the front of the property is a gravelled driveway affording off street parking. The garden extends to the front of the house and is screened by hedging and fencing and leads round to the side.

#### Side Garden:

The side garden measures approximately 41' x 32' enjoying a pleasant southerly aspect, with patio, lawned area enclosed by hedging and fencing. The garden extends round to the rear of the property.

#### Rear Garden:

Approximately 48' x 38' enjoying a patio, lawned area enclosed by hedging and fencing.

#### Garage:

16'2" x 9'6" (4.93m x 2.90m) Light and power.

## OTEHR INFORMATION

#### Tenure:

Freehold

#### Approximate Age:

1950

#### Approximate Area:

182.4sqm/1965sqft (Including garage)

#### Sellers Position:

Looking for forward purchase

#### Heating:

Gas central heating

#### Windows:

UPVC double glazing

#### Loft Space:

Partially boarded with ladder and light connected

#### Infant/Junior School:

Chandler's Ford Infant/Merdon Junior School

#### Secondary School:

Thornden Secondary School

#### Local Council:

Eastleigh Borough Council - 02380 688000

#### Council Tax:

Band F



Ground Floor = 986 sq ft / 91.6 sq m  
 First Floor = 832 sq ft / 77.2 sq m  
 Garage = 147 sq ft / 13.6 sq m  
 Total = 1965 sq ft / 182.4 sq m  
 For identification only - Not to scale



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D		60	71
(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: 1059522

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