



sparks ellison

29 Harvest Road, Chandler's Ford, SO53 4HE

£599,950

A modern four bedroom detached family home situated on the popular Knightwood Park development which benefits from an array of facilities including shops, health practices, public house, vets, leisure centre and a variety of woodland walks. The property is well presented with a light and airy feel and boasts three reception rooms, an en-suite to the master bedroom and an integral garage. Harvest Road sits within catchment for Kinightwood and Thornden schools and No.29 is offered for sale with no forward chain.

ACCOMMODATION

GROUND FLOOR

Entrance Hall:

Stairs to first floor:

Cloakroom:

4'9" x 3'4" (1.45m x 1.02m) White suite with chrome fittings comprising wash hand basin, WC.

Sitting Room:

15' max x 13'2" (4.57m max x 4.01m) Feature electric electric fire controlled by app.

Dining Room:

10'6" x 10'3" (3.20m x 3.12m)

Kitchen:

10'5" x 9'7" (3.18m x 2.92m) Space and point for cooker, fitted extractor hood, space for fridge freezer, space and plumbing for dishwasher.

Breakfast Room/Utility Room:

11'9" x 8'8" (3.58m x 2.64m) Space and plumbing for washing machine, space for tumble dryer, space for table and chairs, wall mounted boiler.

FIRST FLOOR

Landing:

Bedroom 1:

11'4" x 10'8" (3.45m x 3.25m) Built in double wardrobe.

En-suite:

8'10" x 6'6" (2.69m x 1.98m) White suite with chrome fittings comprising shower in cubicle, wash hand basin WC.

Bedroom 2:

17'2" x 7'11" (5.23m x 2.41m) Access to loft space.

Bedroom 3:

11'11" x 9'6" (3.63m x 2.90m) Built in wardrobe

Bedroom 4:

9'4" x 7'4" (2.84m x 2.24m) Built in cupboard.

Bathroom:

7'2" x 6'2" (2.18m x 1.88m) White suite with chrome fittings comprising bath with shower over, wash hand basin, WC.

OUTSIDE

Front:

Area laid to shingle, side pedestrian access to rear garden, driveway providing off-road parking.

Rear Garden:

Measures approximately 40' x 38' and comprises area laid to lawn, paved patio area, area laid to composite deck, area laid to shingle, planted bed.

Garage:

17'11" x 8' (5.46m x 2.44m) Up and over door, power and light.

OTHER INFORMATION

Tenure:

Freehold

Approximate Age:

1999

Approximate Area:

1400sqft/129.8sqm (Including garage)

Sellers Position:

No forward chain

Heating:

Gas central heating

Windows:

UPVC double glazed windows

Loft Space:

Partially boarded

Infant/Junior School:

Knightwood Primary/St. Francis Primary School

Secondary School:

Thornden Secondary School

Council Tax:

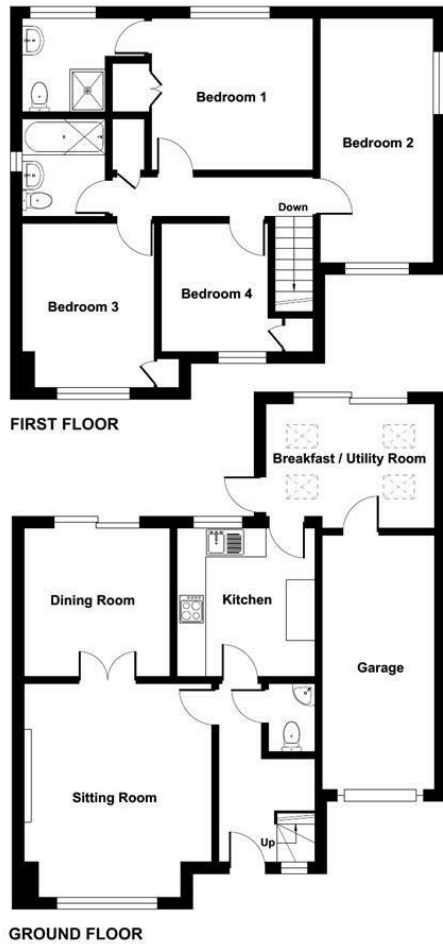
Band E

Local Council:

Test Valley Borough Council -01264 368000



Ground Floor = 750 sq ft / 69.6 sq m (includes garage)
 First Floor = 650 sq ft / 60.3 sq m
 Total = 1400 sq ft / 129.8 sq m
 For identification only - Not to scale



Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). © richiecom 2022. Produced for Sparks Ellison. REF: 1052255



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			83
(69-80) C		67	
(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	

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