



sparks ellison

87 Park Road, Chandler's Ford, SO53 1GJ

£425,000

A beautiful three bedroom semi-detached character home lovingly refurbished and extended by the current owners to provide an outstanding property. The centre piece of this amazing home is the open plan kitchen/dining/sitting room measuring 20' x 18' fitted with an attractive shaker style range of units and providing space for table and chairs and sofas with glass and doors overlooking the rear garden. In addition to this is a cosy sitting room, three bedrooms and re-fitted bathroom. The rear garden is an attractive feature measuring approximately 61' in length with a driveway to the front providing off street parking. The property is conveniently situated within walking distance to the centre of Chandlers Ford, schools and Chandlers Ford railway station.

ACCOMMODATION

Ground Floor

Reception Hall:

Stairs to first floor with cupboard under, herringbone style laminate wood floor.

Cloakroom:

Modern white suite with chrome fittings comprising wash basin with cupboard under, wc.

Sitting Room:

12'6" x 12'1" (3.81m x 3.68m) Fireplace with space for inset electric fire, shelving and cupboards to either side of chimney breast, herringbone style laminate wood flooring.

Kitchen/Dining Room:

20' x 18' (6.10m x 5.49m) The kitchen area is fitted with an attractive range of blue shaker style units, island unit incorporating induction hob with inbuilt extractor, three lighting pendants over, breakfast bar for two, other appliances include integrated dishwasher, washing machine, fridge/freezer, butler style sink, electric oven and combination electric oven/microwave. The dining area affords space for table and chairs and sitting area space for sofas, sliding door and glass windows overlooking the rear garden, part vaulted ceiling, herringbone style laminate wood flooring.

First Floor

Landing:

Hatch to loft space.

Bedroom 1:

13' x 9'7" (3.96m x 2.96m) Two built in double wardrobes either side of chimney breast and ornate fireplace.

Bedroom 2:

11'6" x 10'7" (3.51m x 3.23m) Ornate fireplace, airing cupboard.

Bedroom 3:

7'5" x 7'2" (2.26m x 2.18m)

Bathroom:

7'4" x 5'4" (2.24m x 1.63m) Modern white suite comprising bath with shower unit over, wash basin, wc.

OUTSIDE

Front:

To the front of the property a driveway affords off street parking with side access to rear garden. The remainder of the front garden is a lawned area with sleeper edging, steps down to front door and flower and shrub borders.

Rear Garden:

Approximately 61' in length, adjoining the house is a good sized paved terrace leading onto a deck which in turn leads onto a lawned area and garden pond, planted borders enclosed by fencing, spacious summer house.

OTHER INFORMATION

Tenure:

Freehold

Approximate Age:

1936

Approximate Area:

1011sqft/93.9sqm

Sellers Position:

Found a property to purchase

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 C

Ground Floor = 576 sq ft / 53.5 sq m
 First Floor = 435 sq ft / 40.4 sq m
 Total = 1011 sq ft / 93.9 sq m
 For identification only - Not to scale



RICS Certified Property Measurer
 Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). © nichecom 2023. Produced for Sparks Ellison. REF: 1063554

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

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