



sparks ellison

# 32 Wood End Way, Chandler's Ford, SO53 4LN

£589,950

A fabulous four bedroom detached family home offered for sale with no forward chain affording a considerable number of outstanding features. The property has been recently redecorated throughout and also has the benefit of new floor coverings in certain rooms. Further attributes include a double garage, three main reception rooms, a good sized kitchen/breakfast room and utility room, four good sized bedrooms, three of which benefit from built in wardrobes and a re-fitted en-suite and main shower room. The property also falls within the catchments for the popular Knightwood and Thornden schools.

## ACCOMMODATION

### Ground Floor:

#### Reception Hall:

Stairs to first floor.

#### Cloakroom:

Wash basin, wc.

#### Sitting Room:

18' x 11'3" (5.49m x 3.43m) Bay window with window shutters, double doors to dining room.

#### Dining Room:

11'3" x 9' (3.43m x 2.74m) Patio doors to rear garden.

#### Kitchen/Breakfast Room:

15' x 11'9" (4.57m x 3.58m) Range of units, electric oven, gas hob with extractor hood over, space and plumbing for further appliances, understairs cupboard.

#### Utility Room:

5'10" x 5'8" (1.78m x 1.73m) Space and plumbing for appliances, sink unit, boiler, door to outside.

#### Study:

10'6" x 10' (3.20m x 3.05m) An L shaped room with dual aspect windows.

## First Floor

### Landing:

Hatch to loft space, airing cupboard.

### Bedroom 1:

11'6" x 10'7" (3.51m x 3.23m) Built in double wardrobe.

### En-Suite:

8' x 5'1" (2.44m x 1.52m) Re-fitted modern suite comprising shower cubicle with glazed screen, wash basin with cupboard under, wc, bidet, tiled walls and floor.

### Bedroom 2:

12'1" x 8'10" (3.68m x 2.69m) Built in double wardrobe.

### Bedroom 3:

9'3" x 8'10" (2.82m x 2.69m) Built in double wardrobe.

### Bedroom 4:

9' x 8'7" (2.74m x 2.62m)

### Shower Room:

6'8" x 5'6" (2.03m x 1.68m) Re-fitted modern white suite comprising full width shower cubicle with glazed screen, wash basin with cupboard under, wc, tiled walls and floor.

## OUTSIDE

### Front:

Double width driveway affording off street parking with adjacent planted borders.

### Rear Garden:

Approximately 42' x 32'6" Adjoining the house is a patio with sleeper edging leading onto a lawned area surrounded by flower and shrub borders and enclosed by fencing.

### Double Garage:

17' x 6'9" (5.18m x 2.06m) Light and power, roof storage space, door to rear.

## OTHER INFORMATION

### Tenure:

Freehold

### Approximate Age:

1997

### Approximate Area:

1640sqft/152.3sqm (Includes garage)

### Sellers Position:

No forward chain

### Infant/Junior School:

Knightwood Primary School / St Francis Primary School

### Secondary School:

Thornden Secondary School

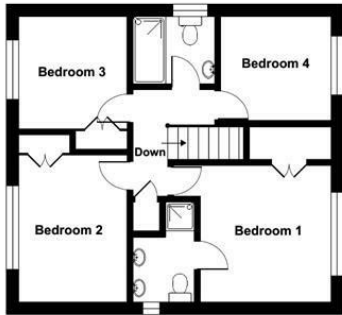
### Local Council:

Test Valley Borough Council ~ 01264 368000

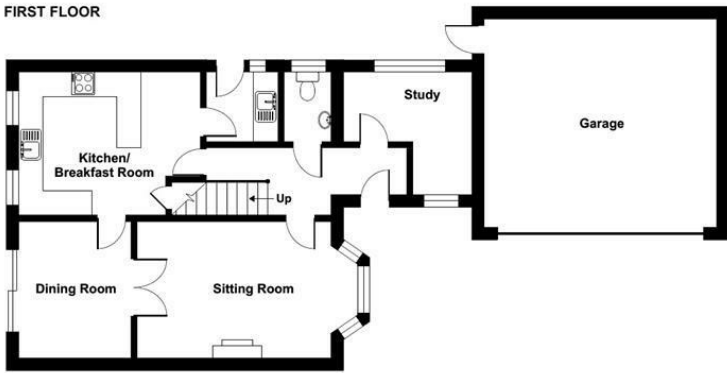
### Council Tax:

Band F

Ground Floor = 722 sq ft / 67 sq m  
 First Floor = 595 sq ft / 55.3 sq m  
 Garage = 323 sq ft / 30 sq m  
 Total = 1640 sq ft / 152.3 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) <b>A</b>		
(81-91) <b>B</b>		<b>83</b>
(69-80) <b>C</b>	<b>69</b>	
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
<b>England &amp; Wales</b>	EU Directive 2002/91/EC	

Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). © nrichcom 2023. Produced for Sparks Ellison. REF: 1062223

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