



# 25 Kingsway Gardens, Chandler's Ford, SO53 1FF

£500,000

A spacious three bedroom detached home occupying a popular and convenient location within Hiltingbury and walking distance to Thornden School, bus services to Southampton and Winchester and Hiltingbury lakes. The property is also a short distance away from the centre of Chandlers Ford and Junction 12 of the M3. The house itself affords spacious well proportioned rooms, highlighted by the three good sized bedrooms, spacious bathroom, 20'2" x 11'3" sitting room and 20'2" open plan kitchen/dining area. The rear garden enjoys a pleasant westerly aspect and at the end is a driveway affording off street parking leading to a 20'9" x 18' garage with adjoining workshop measuring 18' x 8'.

## ACCOMMODATION

### Ground Floor

#### Reception Hall:

Stairs to first floor.

#### Cloakroom:

White suite comprising wash basin, wc, tiled walls and floor.

#### Sitting Room:

20'2" x 11'3" (6.15m x 3.43m)

#### Kitchen:

20'2" x 8'4" (6.15m x 2.54m) Re-fitted range of white gloss units, integrated dishwasher, electric oven, gas hob with extractor hood over, breakfast bar, space and plumbing for further appliances, resin worktop, door to outside, open plan to dining area.

#### Dining Area:

8'3" x 8' (2.51m x 2.44m)

### First Floor

#### Landing:

Hatch to loft space, airing cupboard.

#### Bedroom 1:

14'6" x 10' (4.42m x 3.05m) Built in wardrobe, door to balcony.

#### Bedroom 2:

13' x 10' (3.96m x 3.05m) Built in wardrobe housing boiler.

#### Bedroom 3:

11'10" x 8'6" (3.61m x 2.59m)

#### Bathroom:

Modern white suite with chrome fittings comprising P shaped bath with glazed screen, mixer tap and shower attachment, wash basin with cupboard under, wc.

## OUTSIDE

### Front:

The property occupies an attractive corner plot with the frontage providing lawned areas interspersed with well stocked borders.

### Side Garden:

The garden extends to the side of the property where a good sized lawn is enclosed by well stocked borders.

### Rear Garden:

Measures approximately 30' x 22' with a lawned area surrounded by brick paving and pathway to the garage.

### Garage:

20'9" x 18' (6.32m x 5.49m) Light and power. Adjoining work shop (18' x 8') light and power (please note that the partition could be removed to create one large garage). To the front of the garage is a brick paved driveway affording off street parking.

## OTHER INFORMATION

### Tenure:

Freehold

### Approximate Age:

1968

### Approximate Area:

1624sqft/150.9sqm (Including garage/studio)

### Sellers Position:

Found property to purchase

### Heating:

Gas central heating

### Windows:

UPVC double glazing

### Loft Space:

Partially boarded with ladder connected

### Infant/Junior School:

Chandlers Ford Infant School / Merdon Junior School

### Secondary School:

Thornden Secondary School

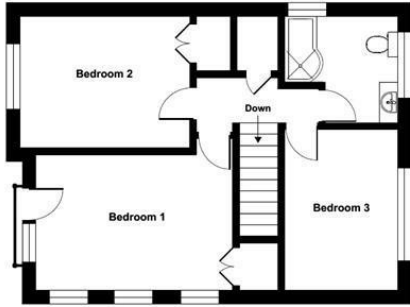
### Local Council:

Eastleigh Borough Council - 02380 688000

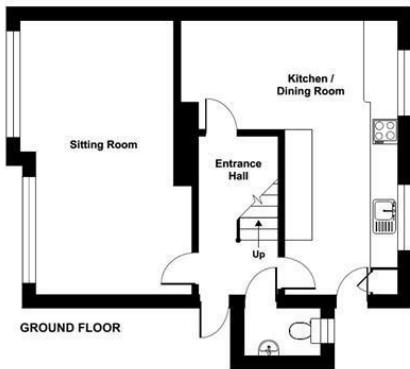
### Council Tax:

Band E

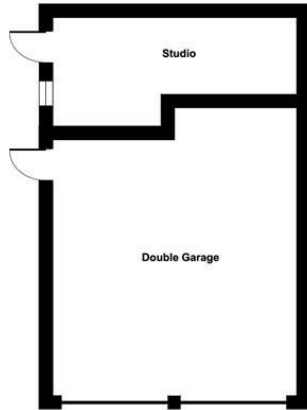
Ground Floor = 574 sq ft / 53.3 sq m  
 First Floor = 549 sq ft / 51 sq m  
 Garage / Studio = 501 sq ft / 46.5 sq m  
 Total = 1624 sq ft / 150.9 sq m  
 For identification only - Not to scale



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>88</b>	<b>90</b>
(69-80) <b>C</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: 1067686

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