



# 14 Swanton Gardens, Chandler's Ford, SO53 1TP

£425,000

A deceptively spacious and beautifully presented three bedroom semi-detached home situated in a popular cul de sac location and backing onto Ramalley Copse. There are three good size bedrooms, a wonderful four piece bathroom suite, 19'5" sitting room, separate dining room, kitchen and cloakroom. Externally, there is an attractive front garden with block paved driveway and a pleasant 33' rear garden with artificial lawn. The property also benefits from a garage and Swanton Gardens sits with catchment for Thornden School.

## ACCOMMODATION

### GROUND FLOOR

#### Entrance Hall:

Stairs to first floor, under stairs storage cupboard, door to garage.

#### Cloakroom:

5'8" x 2'10". (1.73m x 0.86m) White suite with chrome fittings comprising wash hand basin with cupboard under, WC.

#### Kitchen:

9'10" x 8'. (3.00m x 2.44m) Built in double oven, built in gas hob, fitted extractor hood, integrated fridge, space and plumbing for dishwasher, space and plumbing for washing machine.

#### Sitting Room:

19'5" x 11'5". (5.92m x 3.48m) Fireplace surround and hearth with insect electric fire.

#### Dining Room:

11' x 7'9" (3.35m x 2.36m)

### FIRST FLOOR

#### Landing:

Access to loft space.

#### Bedroom 1:

13' x 9'11" (3.96m x 3.02m) Fitted wardrobes. There is also a dressing area measuring 4'9" x 4' with hanging rail and a large built-in cupboard housing boiler.

#### Bedroom 2:

11'5" x 11'3" (3.48m x 3.43m)

#### Bedroom 3:

8'3" x 7'10" (2.51m x 2.39m)

#### Bathroom:

7'10" x 7'7" (2.39m x 2.31m) Split level bathroom with white suite with chrome fittings comprising bath, shower cubicle, wash hand basin with cupboard under, WC, tiled floor, tiled walls.

### OUTSIDE

#### Front:

Area laid to lawn, planted beds, block paved driveway providing off-road parking, side pedestrian access to rear garden.

#### Rear Garden:

Measures approximately 33' x 24'. Area laid to artificial lawn, area laid to timber deck, planted beds, garden shed. The garden backs on to woodland.

#### Garage:

16'2" x 8'2" (4.93m x 2.49m) With up and over door, power and light.

### OTHER INFORMATION

#### Tenure:

Freehold

#### Approximate Age:

1983

#### Approximate Area:

1139sqft/105.6sqm (Including garage and limited use areas)

#### Sellers Position:

Looking for forward purchase

#### Heating:

Gas central heating

#### Windows:

UPVC double glazed windows

#### Infant/Junior School:

Chandler's Ford Infant/Merdon Junior School

#### Secondary School:

Thornden Secondary School

#### Council Tax:

Band D

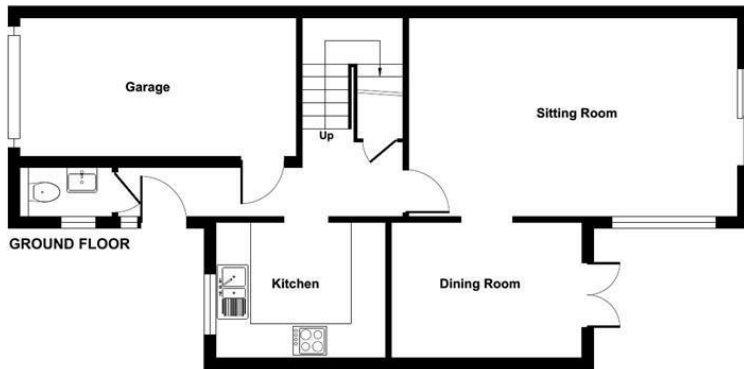
#### Local Council:

Eastleigh Borough Council - 02380 368000



Ground Floor = 512 sq ft / 47.5 sq m  
 First Floor = 464 sq ft / 43.1 sq m  
 Garage = 128 sq ft / 11.8 sq m  
 Limited Use Area(s) = 35 sq ft / 3.2 sq m  
 Total = 1139 sq ft / 105.6 sq m  
 For identification only - Not to scale

Denotes restricted head height



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		<b>84</b>
(69-80) <b>C</b>		
(55-68) <b>D</b>	<b>61</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). © richcom 2024. Produced for Sparks Ellison. REF: 1079696

94 Winchester Road, Chandler's Ford, Hampshire, SO53 2GJ

Sales: t: 02380 255333 e: [property@sparksellison.co.uk](mailto:property@sparksellison.co.uk)

Lettings: t: 02380 018518 e: [lettings@sparksellison.co.uk](mailto:lettings@sparksellison.co.uk)



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