



# 36 Sandringham Close, Chandler's Ford, SO53 4LE

£600,000

Occupying a stunning location at the end of a quiet cul-de-sac, adjacent to a field and backing onto woodland is this four bedroom detached family home providing a host of wonderful attributes. On the first floor are four good sized bedrooms all with built in wardrobes together with two en-suite shower rooms and the family bathroom. On the ground floor is an 18' reception hall, 19'1" sitting room, re-fitted kitchen/breakfast room, dining room and useful study. To the front is a resin bonded driveway leading to the single integral garage and to the rear a garden measuring approximately 46' in length with a view over the woodland and a pleasant westerly aspect. Sandringham Close is a highly sought after road with woodland walks nearby, parks, a leisure centre, and shops and schooling nearby in Pilgrims Close.

## ACCOMMODATION

### Ground Floor

#### Reception Hall:

18' (5.49m) Stairs to first floor, door to garage.

#### Cloakroom:

Wash basin, wc.

#### Sitting Room:

19'1" x 11'6" (5.82m x 3.51m) Bay window, fireplace with electric fire, double doors to dining room.

#### Dining Room:

10'6" x 10' (3.20m x 3.05m) Double doors to rear garden..

#### Kitchen/Breakfast Room:

16' x 9'2" x 8' (4.88m x 2.79m x 2.44m) Re-fitted range of grey gloss units, electric oven and microwave, integrated fridge/freezer, wine cooler, gas hob with extractor hood over, door to outside.

#### Study:

8'3" x 5'2" (2.51m x 1.57m)

### First Floor

#### Landing:

Hatch to loft space, airing cupboard.

#### Bedroom 1:

13'1" x 11'10" (3.99m x 3.61") Fitted wardrobes.

#### En-Suite:

6' x 5' (1.83m x 1.52m) Shower cubicle, wash basin, wc.

#### Bedroom 2:

11'11" x 11' (3.63m x 3.35m) Fitted wardrobes.

#### En-Suite:

6'9" x 4'9" (2.06m x 1.45m) Into shower cubicle. Wash basin, wc.

#### Bedroom 3:

10'8" x 8'4" (3.25m x 2.54m) Fitted wardrobes.

#### Bedroom 4:

10' x 7'11" (3.05m x 2.41m) Fitted wardrobes.

#### Bathroom:

7'6" x 7'6" (2.29m x 2.29m) Bath with mixer tap and shower attachment, wash basin, wc.

## OUTSIDE

### Front:

Resin bonded driveway providing off street parking for several cars leading to the garage, side access to rear garden.

### Rear Garden:

Approximately 46' x 34' The rear garden enjoys a pleasant westerly aspect and adjoining the house is a resin bonded terrace leading onto a lawned area surrounded by flower and shrub borders and enclosed by fencing, garden shed.

## OTHER INFORMATION

### Tenure:

Freehold

### Approximate Age:

1999

### Approximate Area:

1453sqft/134.8sqm (Including garage)

### Sellers Position:

Looking for forward purchase

### Heating:

Gas central heating

### Windows:

UPVC double glazing

### Loft Space:

Partially boarded

### Infant/Junior School:

St Francis Primary School

### Secondary School:

Toynbee Secondary School

### Local Council:

Test Valley Borough Council - 01264 368000

### Council Tax:

Band E



Ground Floor = 625 sq ft / 58 sq m  
 First Floor = 697 sq ft / 64.7 sq m  
 Garage = 131 sq ft / 12.1 sq m  
 Total = 1453 sq ft / 134.8 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) A			
(81-91) B			79
(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	

Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). © richiecom 2024. Produced for Sparks Ellison. REF: 1080364

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