



9 Westwood Gardens, Chandler's Ford, SO53 1FN

£475,000

An exceptionally well presented three bedroom detached family home situated in a quiet cul-de-sac within the heart of Hiltingbury. This idyllic and convenient location is within walking distance to the picturesque Hiltingbury lakes, Chandlers Ford Infant School, Merdon Junior School and Thornden Secondary School together with the centre of Chandlers Ford and bus services to Southampton and Winchester. The house affords some outstanding features to include an impressive 26'7" x 10'9" sitting room, hallway/study area and a separate dining room leading through to the extension where the kitchen is located. On the first floor are three good sized bedrooms and a modern bathroom suite. To the rear of the property is a pleasant garden and single garage.

ACCOMMODATION

Ground Floor

Entrance Area:

Hallway/Study:
10'4" x 8' (3.15m x 2.44m) Stairs to first floor.

Cloakroom:
White suite comprising wash hand basin, WC.

Sitting Room:
26'7" x 10'9" (8.10m x 3.28m) Double doors to rear garden, triple aspect windows.

Dining Room:
10'8" x 8' (3.25m x 2.44m)

Kitchen:
11'2" x 9'1" (2.77m x 3.40m) Re-fitted range of modern units, range style oven and hob with extractor hood over, feature glass roof.

Utility Room:
8' x 4'6" (2.44m x 1.37m) Space and plumbing for appliances, door to rear garden.

First Floor

Landing:
Hatch to loft space.

Bedroom 1:
12'6" x 10'10" (3.81m x 3.30m)

Bedroom 2:
11' x 11' (3.35m x 3.35m) Measurement taken up to a range of wardrobes, airing cupboard, boiler.

Bedroom 3:
9'9" x 8' (2.97m x 2.44m)

Bathroom:
8' x 6' (2.44m x 1.83m) White suite comprising bath with shower unit over, wash hand basin, WC, storage cupboards.

OUTSIDE

Front:

Attractively landscaped with gravel chipping areas and pathway to front door.

Rear Garden:

Approximately 42' x 33' with a patio adjoining the house leading on to a lawned area surrounded by flower and shrub borders and enclosed by panelled fencing. Rear gate to driveway.

Garage:
16' x 8'3" (4.88m x 2.51m) Electric door, light and power.

OTHER INFORMATION

Tenure:
Freehold

Approximate Age:
1975

Approximate Area:
112.6sqm/1213sqft

Sellers Position:
Looking for forward purchase

Heating:
Gas central heating

Windows:
UPVC double glazed windows

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 = 654 sq ft / 60.7 sq m
 First Floor = 559 sq ft / 51.9 sq m
 Total = 1213 sq ft / 112.6 sq m
 For identification only - Not to scale



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs		98	100
(92 plus)	A		
(81-91)	B		
(69-80)	C		
(55-68)	D		
(39-54)	E		
(21-38)	F		
Not energy efficient - higher running costs			
(1-20)	G		
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: 1077940

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