

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



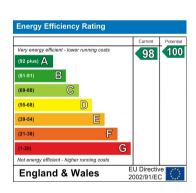














94 Winchester Road, Chandler's Ford, Hampshire, SO53 2GJ

Sales: t: 02380 255333 e: property@sparksellison.co.uk Lettings: t: 02380 018518 e: lettings@sparksellison.co.uk





While we endeavour to make our sales particulars fair, accurate and reliable, they are only a general guide to the property and, accordingly, if there is any point which is of particular importance to you please contact the office and we will be pleased to check it for you, especially if you are contemplating travelling some distance to view the property. These approximate room sizes are only intended as general guidance. You must verify the dimensions carefully before ordering carpets or any built in furniture. Please note we have not tested the services or any of the equipment or appliances in this property, accordingly we strongly advise prospective buyers to commission their own survey or service report before finalising their offer to purchase. These particulars are issued in good faith but do not constitute representations of fact or form part of any offer or contract. The matters referred to in these particulars should be independently verified by prospective buyers or tenants. Neither Sparks Ellison nor any of its employees or agents has any authority to make or give any representation or warranty whatever in relation to this property. Your home is at risk if you do not keep up repayments on a mortgage or other loan secured on it. Written quotations available on request. All loans secured on property. Life assurance usually required.







