



35 Bramble Hill, Chandler's Ford, SO53 4TP

£550,000

A particularly attractive four bedroom detached family home constructed by PGC and forming part of Bramble Hill, a highly desirable road within Valley Park. This small development was constructed with a great deal of thought and attention to detail with regards to the character of the houses which have always proven to be immensely popular. The house itself affords a good size kitchen / dining room, 21'3" sitting room and conservatory. The ground floor boasts attractive Herringbone Karndean flooring throughout. On the first floor is the main bedroom with en-suite, three further bedrooms and family bathroom. To the side of the house there is an adjoining 17'6" x 12'7" garage and the property is also being marketed for sale with no forward chain.

ACCOMMODATION

GROUND FLOOR

Entrance Hall:

Stairs to first floor, under stairs storage cupboard.

Cloakroom:

6'1" x 2'11" (1.85m x 0.89m) Comprising wash hand basin, wc.

Sitting Room:

21'3" x 12'4" . (6.48m x 3.76m) Sliding door to Conservatory.

Conservatory:

9'10" x 9' 8" (3.00m x 2.95m) Double doors to rear garden.

Kitchen/Dining Room:

21'3" x 9'10" (6.48m x 3.00m) Built in electric oven, built in gas hob, fitted extractor hood, space and plumbing for dishwasher, space for fridge freezer, space for table and chairs, fitted breakfast bar, wall mounted boiler, door to driveway .

FIRST FLOOR

Landing:

Access to loft space, built in airing cupboard.

Bedroom 1:

10'2" x 9'11" (3.10m x 3.02m) Built in triple wardrobe.

En-Suite:

6'1" x 5'11" (1.85m x 1.80m) Comprising shower in cubicle, wash hand basin, wc.

Bedroom 2:

11'6" x 9'7" (3.51m x 2.92m) Fitted double wardrobe.

Bedroom 3:

9'8" x 9'7" (2.95m x 2.92m)

Bedroom 4:

9'2" x 7'10" (2.79m x 2.39m) Built in wardrobe.

Bathroom:

8'x 5'8" (2.44m x 1.73m) Comprising bath with mixer tap and shower attachment, wash hand basin, wc.

OUTSIDE

Front:

A gravelled driveway affords off street parking for approximately 3 cars, outside tap, side pedestrian access to rear garden.

Rear Garden:

Approximately 43' x 38' Area laid to lawn surrounded by flower and shrub beds and enclosed by fencing, gravelled area, garden shed, circular patio, further patio area.

Garage:

17'6" x 12'7" With electric up and over door, power and light, roof storage space, door to garden.

OTHER INFORMATION

Tenure:

Freehold

Approximate Age:

1996

Approximate Area:

135.4sqm/1458sqft (Including garage)

Sellers Position:

No Forward Chain

Heating:

Gas central heating

Windows:

UPVC double glazing

Infant/Junior School:

St.Francis Primary Schools

Secondary School:

Toynbee Secondary School

Local Council:

Test Valley Borough Council - 01264 368000

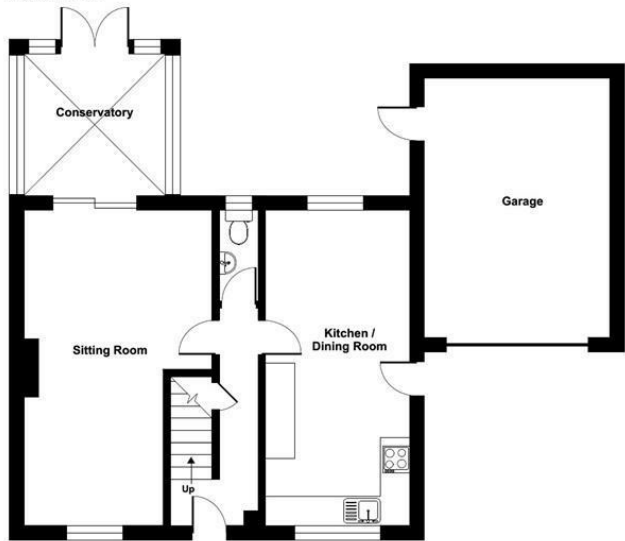
Council Tax:

Band E

Ground Floor = 669 sq ft / 62.2 sq m
 First Floor = 566 sq ft / 52.6 sq m
 Garage = 223 sq ft / 20.7 sq m
 Total = 1458 sq ft / 135.4 sq m
 For identification only - Not to scale



FIRST FLOOR



GROUND FLOOR

Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). © richiecom 2024. Produced for Sparks Ellison. REF: 1077684



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		82
(69-80) C	69	
(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	

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