



sparks ellison



# 32 Caernarvon Gardens, Chandler's Ford, SO53 4NG

£400,000

A beautifully presented detached bungalow set in a pleasant cul de sac location towards the southern end of Chandler's Ford. The bungalow was originally built as a two bedroom home but the current owners have extended the second bedroom and currently utilise this as a sitting room with open access from the dining area. The owners have had a quote to reinstall a doorway to separate this room so it could, once again, be a bedroom should a buyer wish to do this. The kitchen benefits from integrated appliances and there is a four piece bathroom suite. Externally there is a landscaped garden, parking and a garage.

## ACCOMMODATION

### Entrance Vestibule:

### Dining/Sitting Room:

13'10" x 12'8" (4.22m x 3.86m)

### Kitchen:

11'10" x 7'1" (3.61m x 2.16m) Built in electric oven, built in electric hob, fitted extractor hood, integrated dishwasher, integrated washing machine, integrated fridge/freezer.

### Sitting Room/Bedroom:

14'9" x 9'5" (4.50m x 2.87m) Originally a bedroom but currently utilised as a sitting room. Fitted log burner.

### Bedroom:

13' to wardrobes x 9'4" including wardrobe depth. (3.96m to wardrobes x 2.84m including wardrobe depth) Fitted wardrobes.

### Bathroom:

10'4" into shower x 6'4" (3.15m into shower x 1.93m) White suite with chrome fittings comprising bath, shower in cubicle, wash hand basin with drawers under, WC.

## OUTSIDE

### Front:

Block paved driveway providing parking for 2/3 cars, side pedestrian access to rear garden.

### Rear Garden:

Measures approximately 39' x 29' and comprises area laid to lawn, paved patio area, area laid to composite deck, garden shed, wooden pergola, outside tap.

### Garage:

17'1" x 8'2" (5.21m x 2.49m) Up and over door, power and light.

## OTHER INFORMATION

### Tenure:

Freehold

### Approximate Age:

1983

### Approximate Area:

59.2sqm/638sqft

### Sellers Position:

No forward chain

### Heating:

Gas central heating

### Windows:

UPVC and Aluminium

### Loft Space:

Partially boarded with ladder and light

### Infant/Junior School:

St. Francis Primary School

### Secondary School:

Toynbee Secondary School

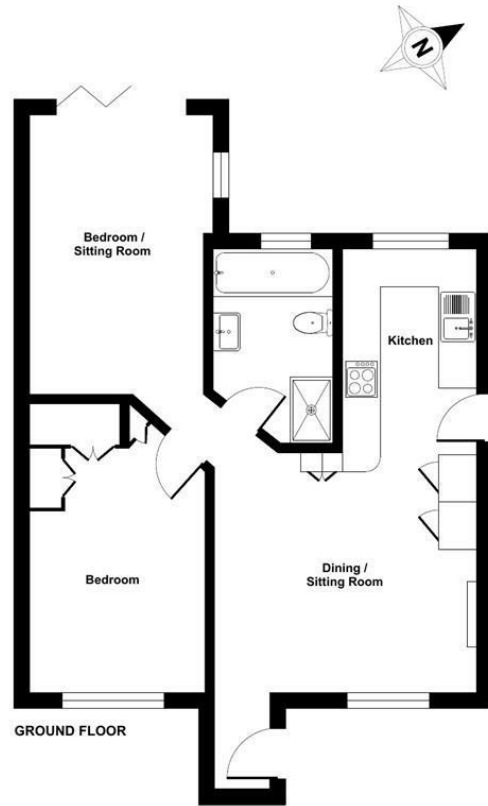
### Local Council:

Test Valley Borough Council - 01264 368000

### Council Tax:

Band C

Ground Floor = 638 sq ft / 59.2 sq m  
For identification only - Not to scale



| Energy Efficiency Rating                    |  | Current                 | Potential |
|---|--|-------------------------|-----------|
| Very energy efficient - lower running costs |  |                         |           |
| (92 plus) A                                 |  |                         | 88        |
| (81-91) B                                   |  |                         |           |
| (69-80) C                                   |  |                         |           |
| (55-68) D                                   |  | 55                      |           |
| (39-54) E                                   |  |                         |           |
| (21-38) F                                   |  |                         |           |
| (1-20) G                                    |  |                         |           |
| 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). © nrichcom 2024. Produced for Sparks Ellison. REF: 1076785

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