



sparks ellison

22 Ashdown Close, Chandler's Ford, SO53 5QF

£395,000

A three bedroom semi detached home situated in a pleasant cul-de-sac location within Hilingbury and Thornden School catchments. The property backs on to Hocombe Mead Nature Reserve and is offered for sale with no forward chain. The accommodation offers 3 bedrooms, a sitting/dining room and a kitchen internally whilst externally there is a driveway, garage and 55' rear garden.

ACCOMMODATION:

Ground Floor:

Entrance Hall:

Built in storage cupboard, stairs to first floor.

Sitting/Dining Room:

22'1" x 11' (6.73m x 3.35m)

Kitchen:

12'3" x 8'4" (3.73m x 2.54m) Space and point for cooker, fitted extractor hood, plumbing for washing machine, built-in dishwasher, space for fridge freezer.

First Floor:

Landing:

Access to loft space.

Bedroom 1:

11'7" x 10'11" (3.53m x 3.33m) Built in wardrobes.

Bedroom 2:

10'1" x 9'9" (3.07m x 2.97m)

Bedroom 3:

12'3" x 7' (3.73m x 2.13m)

Bathroom:

8'5" x 6'11" (2.57m x 2.11m) Comprising bath with shower over, wash hand basin.

Cloakroom:

5'6" x 3'1" (1.68m x 0.94m) Comprising WC.

OUTSIDE:

Front:

Area laid to lawn, block paved driveway providing off road parking.

Rear Garden:

Measures approximately 55' x 28' and comprises area laid to lawn. The garden backs onto Hocombe Mead Nature Reserve.

Garage:

16'1" x 8'1" With up and over door.

OTHER INFORMATION

Tenure:

Freehold

Approximate Age:

Late 1960's

Approximate Area:

102.8sqm/1108sqft (Including garage)

Sellers Position:

No forward chain

Heating:

Gas central heating

Windows:

UPVC double glazing

Loft Space:

Partially boarded with ladder and light connected

Infant/Junior School:

Hilingbury Infant/Junior School

Secondary School:

Thornden Secondary School

Local Council:

Eastleigh Borough Council - 02380 688000

Council Tax:

Band D



Ground Floor = 463 sq ft / 43 sq m
 First Floor = 525 sq ft / 48.7 sq m
 Garage = 120 sq ft / 11.1 sq m
 Total = 1108 sq ft / 102.8 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		82
(69-80) C		
(55-68) D	62	
(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). © richcom 2024. Produced for Sparks Ellison. REF: 1090657

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