





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

£475,000

A delightful bungalow nestled in a quiet cul-de-sac conveniently placed within walking distance to an excellent range of amenities in Pilgrims Close to include shops, doctors, dentists, public house and schooling. The property is well presented throughout and offered for sale with no forward chain benefiting from a number of notable attributes to include a double garage, 23ft living room, two double bedrooms, modern fitted shower room and rear garden measuring approximately 44'6" x 34'6".

## ACCOMMODATION

### Reception Hall:

Storage cupboard.

### Cloakroom:

Modern suite comprising wash basin with cupboard under, w.c.

### Kitchen:

10'6" x 7'10" (3.20m x 2.39m) Range of units, electric double oven and hob with extractor hood over, space and plumbing for further appliances, tiled floor.

### Living Room:

23' x 11'8" (7.01m x 3.56m) Fireplace with electric fire, patio doors to sun lounge.

### Sun Lounge:

13' x 11' (3.96m x 3.35m) Electric heating, double doors to rear garden.

### Dining Room:

9'7" x 7'9" (2.92m x 2.36m) (Formally bedroom three and could be easily converted to a bedroom/study).

### Inner Hallway:

Hatch to loft space, airing cupboard.

### Bedroom 1:

17'5" x 8' (5.31m x 2.44m)

### Bedroom 2:

11' x 10'2" (3.35m x 3.10m) Built in wardrobes, fitted cupboards and drawer units.

### Shower Room:

Re-fitted modern white suite comprising corner shower cubicle, wash basin with cupboard under, w.c., tiled walls and floor.

## OUTSIDE

### Front:

To the front of the property is a driveway affording off street parking leading to the double garage, side gate to rear garden.

### Rear Garden:

Approximately 44'6" x 34'6". Adjoining the property is a patio ideal for outside entertaining leading onto a level lawn surrounded by well stocked flower and shrub borders, enclosed by fencing.

### Double Garage:

16'10" x 16'9" (5.13m x 5.11m) Light and power, roof storage space, door to outside.

## OTHER INFORMATION

### Tenure:

Freehold

### Approximate Age:

1983

### Approximate Area:

123.8sqm/1334sqft (Including garage)

### Sellers Position:

No forward chain

### Heating:

Economy 7 heating

### Windows:

UPVC double glazed windows

### Loft Space:

Boarded with ladder and light connected

### Infant/Junior School:

St. Francis Primary

### Secondary School:

Toynbee Secondary School

### Council Tax:

Band D

### Local Council:

Test Valley Borough Council - 01264 368000

Ground Floor = 1045 sq ft / 97 sq m  
 Garage = 289 sq ft / 26.8 sq m  
 Total = 1334 sq ft / 123.8 sq m  
 For identification only - Not to scale



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E		42	
(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: 1062571

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