



sparks ellison



# 9 Alexandra Road, Chandler's Ford, SO53 2BP

£515,000

An attractive neo Georgian style 3 bedroom detached family home situated within close proximity to the centre of Chandler's Ford. The property has been extended to the rear to provide extra living space. Bus services to Southampton and Winchester are within walking distance as are Scantabout and Thornden Schools. The property benefits from a wonderful rear garden measuring approximately 65' x 44' along with a garage and driveway.

## ACCOMMODATION:

### Ground Floor:

#### Entrance Hall:

Stairs to first floor.

#### Cloakroom:

4'6" x 3'10" (1.37m x 1.17m) White suite with chrome fittings comprising wash hand basin, WC

#### Sitting Room:

14'11" x 11'2" plus bay (4.55m x 3.40m). Fireplace surround and hearth with inset log effect gas fire.

#### Dining Room:

10'5" x 9'2" (3.18m x 2.79m)

#### Family Room:

10'5" x 8'1" (3.18m x 2.46m)

#### Kitchen:

11'4" x 9'1" (3.45m x 2.77m) Space and point for cooker, space and plumbing for washing machine, space for fridge.

#### Utility Room:

17'5" x 3'11" (5.31m x 1.19m) Space for freezer, space for tumble dryer, door to garden, door to garage.

### First Floor:

#### Landing:

Built-in airing cupboard, access to loft room.

#### Bedroom 1:

14'1" x 9'2" (4.29m x 2.79m) Built-in double wardrobe.

#### Bedroom 2:

11'11" x 9'2" (3.63m x 2.79m) Built in double wardrobe.

#### Bedroom 3:

9'11" x 7'8" max (3.02m x 2.34)

#### Bathroom:

7'9" x 5'1" (2.36m x 1.55m) White suite with chrome fittings comprising bath with shower over, wash hand basin, WC.

#### Loft Room:

11'10" x 10'4" Access to eaves.

## OUTSIDE:

### Front:

Planted bed, block paved driveway providing off road parking, side pedestrian access to rear garden.

### Rear Garden:

Measures approximately 65' x 44' and comprises paved patio areas, area laid to block paving, planted beds, two garden sheds, summer house, area laid to lawn, outside tap.

### Garage:

18'8" x 8' (5.69m x 2.44m) With up and over door, power and light.

## OTHER INFORMATION

### Tenure:

#### Approximate Age:

1958

#### Approximate Area:

119sqm/1281sqft (Including garage)

#### Sellers Position:

Found a property to purchase

#### Heating:

Gas central heating

#### Windows:

UPVC double glazing

#### Loft Space:

Boarded with ladder and light connected

#### Infant/Junior School:

Scantabout Primary School

#### Secondary School:

Thornden Secondary School

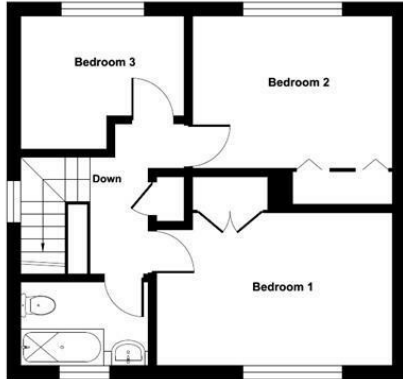
#### Local Council:

Eastleigh Borough Council - 02380 688000

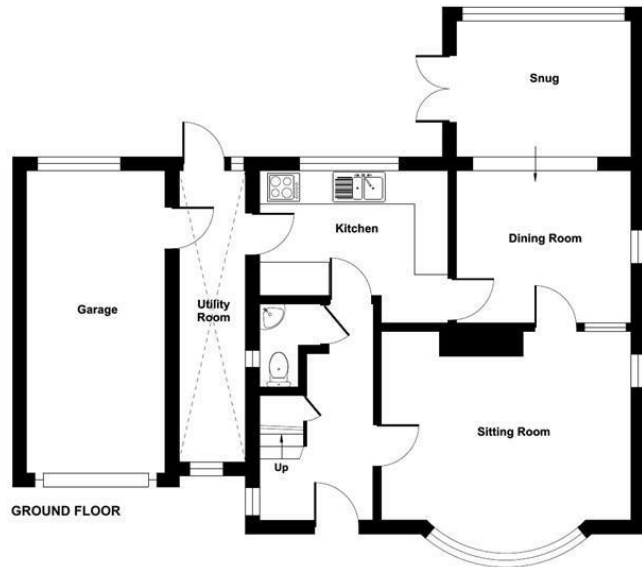
#### Council Tax:

Band E

Ground Floor = 661 sq ft / 61.4 sq m  
 First Floor = 469 sq ft / 43.6 sq m  
 Garage = 151 sq ft / 14 sq m  
 Total = 1281 sq ft / 119 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) <b>A</b>		
(81-91) <b>B</b>		79
(69-80) <b>C</b>		
(55-68) <b>D</b>	63	
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
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). © richiecom 2024. Produced for Sparks Ellison. REF: 1076290

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