



SIX

sparks ellison
For Sale



4 Porteous Crescent, Chandler's Ford, SO53 2DH

£350,000

A wonderful three bedroom home conveniently situated in the popular Peverells Wood area within walking distance to the local and highly regarded Scantabout School together with the centre of Chandlers Ford and all its amenities. The location is also well placed for access to the motorway network and within the catchment for Thornden School. The property itself is present in excellent condition benefiting from an extended hallway measuring 18'9", a modern fitted downstairs cloakroom, a recently re-fitted kitchen/dining and modern fitted bathroom. The sitting room measures approximately 17'1" x 13'3" with three good sized bedrooms to the first floor. The rear garden affords a pleasant southerly aspect and a garage is situated in a nearby block.

ACCOMMODATION

Ground Floor

Reception Hall:

18'9" (5.72m) Stairs to first floor, storage cupboard.

Cloakroom:

Modern white suite comprising wash basin with cupboard under, wc.

Kitchen/Dining Room:

12'4" x 11'4" (3.76. x 3.45m) A recently re-fitted range of grey Shaker style units, integrated electric oven, integrated combination oven/microwave, gas hob with extractor hood over, integrated fridge/freezer, cupboard and space for integrated washing machine and tumble dryer, wine cooler, integrated dishwasher, space for table and chairs.

Sitting Room:

17'1" x 13'3" (5.21m x 4.04m) Window shutters, door to rear garden.

First Floor

Landing:

Hatch to loft space, shelved cupboard housing boiler.

Bedroom 1:

13'6" x 9'7" (4.11m x 2.92m) Window shutters.

Bedroom 2:

12'4" x 8'9" (3.76m x 2.67m) Window shutters.

Bedroom 3:

9'4" x 7'2" (2.84m x 2.18m)

Bathroom:

7'10" x 5'6" (2.39m x 1.68m) Re-fitted modern white suite comprising bath with mixer tap, shower attachment and glazed screen, wash basin with cupboard under, wc, tiled floor.

OUTSIDE

Front:

Lawned garden and pathway to front door.

Rear Garden:

Approximately 39'6" enjoying a pleasant southerly aspect. Adjoining the house is a paved patio and retaining wall leading onto two lawned areas enclosed by fencing, garden shed, rear gate.

Garage:

A single garage is located in a nearby block behind the property.

OTHER INFORMATION

Tenure:

Freehold

Approximate Age:

1970's

Approximate Area:

959sqft/89.1sqm

Sellers Position:

Looking forward purchase

Heating:

Gas central heating

Windows:

UPVC double glazing

Loft Space:

Partially 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 C

Ground Floor = 507 sq ft / 47.1 sq m (excludes garage)
 First Floor = 452 sq ft / 42 sq m
 Total = 959 sq ft / 89.1 sq m
 For identification only - Not to scale



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			90
(81-91) B		76	
(69-80) C			
(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	

Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). © rickcom 2024. Produced for Sparks Ellison. REF: 1083667

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