



# 3 Beresford Close, Chandler's Ford, SO53 2LX

£385,000

A well presented four bedroom semi detached family home arranged over three floors. Beresford Close is a popular cul de sac location conveniently placed for the centre of Chandler's Ford as well as access to the M27 and M3 motorways. The property provides well planned accommodation including a 15' sitting room, 17' kitchen/breakfast room, bathroom and separate wc. Other benefits include a 'storage' garage measuring 12'9" in length leading into a lean to. Externally there is a driveway for three vehicles and a 37' southerly facing rear garden.

## ACCOMMODATION

### GROUND FLOOR

#### Entrance Hall:

Stairs to first floor, under stairs storage cupboard.

#### Sitting Room:

15'4" x 11'4" (4.67m x 3.45m) Fireplace surround and hearth with inset electric fire, parquet flooring.

#### Kitchen/Breakfast Room:

17'2" x 8'7" (5.23m x 2.62m) Built in twin ovens, built in gas hob, fitted extractor hood, integrated dishwasher, integrated microwave, integrated fridge freezer, plumbing for washing machine, fitted breakfast bar.

### FIRST FLOOR

#### Landing:

Stairs to second floor, built-in storage cupboard.

#### Bedroom 1:

13'2" including wardrobe depth x 9'11" (4.01m including wardrobe depth x 3.02m) Fitted wardrobes.

#### Bedroom 3:

11' x 10' (3.35m x 3.05m)

#### Bedroom 4:

7' x 5'8" (2.13m x 1.73m)

#### Bathroom:

6'10" x 4'9" (2.08m x 1.45m) Comprising corner bath with shower attachment, wash hand basin.

#### Cloakroom:

4'1" x 2'8" (1.24m x 0.81m) Comprising WC.

### SECOND FLOOR

#### Landing:

#### Bedroom 2:

11'9" x 9'11" (3.58m x 3.02m) Built in storage cupboard.

## OUTSIDE

#### Front:

Blocked paved driveway providing off road parking for approximately three vehicles.

#### Rear Garden:

Measures approximately 37' x 27' and comprises two areas laid to timber deck, area laid to slate clippings, area laid to lawn, planted beds.

#### Garage:

12'9" x 7'5" (3.89m x 2.26m) Electric roller door, cupboard housing boiler.

#### Lean to:

15'6" x 7'8" (4.72m x 2.34m)

## OTHER INFORMATION

#### Tenure:

Freehold

#### Approximate Age:

1960's

#### Approximate Area:

109.3sqm/1176sqft (Including garage)

#### Sellers Position:

No forward chain

#### Heating:

Gas central heating

#### Windows:

UPVC double glazed windows

#### Infant/Junior School:

Fryern Infant/Junior School

#### Secondary School:

Toynbee Secondary School

#### Council Tax:

Band C

#### Local Council:

Eastleigh Borough Council - 02380 688000

Ground Floor = 425 sq ft / 39.5 sq m  
 First Floor = 439 sq ft / 40.8 sq m  
 Second Floor = 204 sq ft / 19 sq m  
 Garage = 108 sq ft / 10 sq m  
 Total = 1176 sq ft / 109.3 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		77
(69-80)	C		
(55-68)	D	53	
(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). © richiecom 2024. Produced for Sparks Ellison. REF: 1090091

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