



11 Common Close, Chandler's Ford, SO53 1HF

£499,950

A delightful three bedroom detached bungalow situated within the heart of Chandler's Ford. The property is well presented with a kitchen/dining space which includes a range of fitted appliances, en-suite shower room, family bathroom and three good sized bedrooms. A particular feature of the property is the sitting room which measures 20'10" x 10'6" and features a fitted log burner whilst also overlooking the rear garden. The good size frontage affords parking for several vehicles with a pleasant rear garden measuring approximately 48' and affording a westerly aspect. There are also the added advantages of a garage and adjoining study/gym. Common Close is a delightful cul-de-sac, conveniently placed for access to local schools and shopping amenities.

ACCOMMODATION

Entrance Hall:

Storage cupboard, access to loft space.

Sitting Room:

20'10" x 10'6" (6.35m x 3.20m) Two sets of double doors to rear garden, fitted log burner.

Kitchen/Dining Room:

12'8" x 7' (3.86m x 2.13m) Built in double oven, built in four ring gas hob, fitted extractor hood, integrated dishwasher, plumbing for washing machine, integrated fridge freezer, integrated wine cooler, built in warmer drawer.

Bedroom 1:

12'10" x 11'10" (3.91m x 3.61m) Walk in wardrobe and dressing area leading to en-suite shower room, fitted wardrobe.

En-suite Shower Room:

9'3" x 3'11" (2.82m x 1.19m) White suite with chrome fittings comprising shower cubicle, wash hand basin, WC, tiled floor.

Bedroom 2:

11'10" x 7'6" (3.61m x 2.29m)

Bedroom 3:

11'10" x 7' (3.61m x 2.13m)

Bathroom:

11'1" x 5'4" (3.38m x 1.63m) White suite with chrome fittings comprising bath shower over, wash hand basin, WC, tiled floor.

OUTSIDE

Front:

A good size stone chipping driveway affords parking for several vehicles enclosed by fencing with double wooden gates to the side giving rear access to the rear garden.

Rear Garden:

Approximately 48" x 23' affording a pleasant westerly aspect. A deck adjoins the property leading on to an area laid to lawn, paved patio area, planted beds..

Garage:

21'7" x 9'3" (6.58m x 2.82m) With up and over door, power and light.

Study/Gym:

15'4" x 9'6" (4.67m x 2.90m) Walk in storage cupboard.

Cloakroom:

3'1" x 3'1" (0.94m x 0.94m) Wash hand basin, WC.

OTHER INFORMATION

Tenure:

Freehold

Approximate Age:

1954

Approximate Area:

113.2sqm/1218sqft (Including garage)

Sellers Position:

No forward chain

Heating:

Gas central heating

Windows:

UPVC double glazed windows

Loft Space:

Partially boarded with ladder & light connected

Infant/Junior School:

Chandler's Ford Infant School/Merdon Junior School

Secondary School:

Thornden Secondary School

Council Tax:

Band D

Local Council:

Eastleigh Borough Council - 02380 688000



Ground Floor = 854 sq ft / 79.3 sq m
 Garage = 190 sq ft / 17.7 sq m
 Outbuilding = 174 sq ft / 16.2 sq m
 Total = 1218 sq ft / 113.2 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		83
(69-80) C		
(55-68) D	65	
(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: 1089324

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