



sparks ellison



# 27 Hazel Close, Chandler's Ford, SO53 5RF

£400,000

A two/three bedroom detached chalet style home quietly situated in a sought after close within Hiltingbury. This convenient location is within walking distance to a range of shops on Ashdown Road and Hiltingbury Road together with Hiltingbury School. The property is offered for sale with no forward chain and would benefit from some updating throughout whilst affording a good size resin bonded driveway to the front leading to a garage, a 19' sitting room, flexible ground floor bedroom/study, conservatory, two double bedrooms to the first floor and a rear garden measuring approximately 50ft.

## ACCOMMODATION

### GROUND FLOOR

#### Reception Hall:

Stairs to first floor with cupboard under.

#### Cloakroom:

Wash basin, w.c.

#### Sitting Room:

19' x 11'6" (5.79m x 3.51m)

#### Dining Room:

10' x 8'7" (3.05m x 2.62m)

#### Kitchen:

10' x 8'7" (3.05m x 2.62m) Range of units, larder cupboard, space and plumbing for appliances, boiler, door to rear garden.

#### Bedroom 3/Study:

9'10" x 6'9" (3.00m x 2.06m) Fitted cupboard, double doors to conservatory.

#### Conservatory:

7'11" x 7'11" (2.41m x 2.41m) Double doors to rear garden.

### FIRST FLOOR

#### Landing:

Hatch to loft space, storage cupboard.

#### Bedroom 1:

13'10" x 11' (4.22m x 3.35m) Built in wardrobe, access to eaves storage space.

#### Bedroom 2:

11'6" x 11' (3.51m x 3.35m) Access to eaves storage space.

#### Bathroom:

6'2" x 5'5" (1.88m x 1.65m) Suite comprising bath with mixer tap and shower attachment, electric shower unit over, wash basin, w.c.

## OUTSIDE

### Front:

To the front of the property is a good size resin bonded driveway providing off street parking leading to the garage, adjacent lawned area and side path to rear garden.

### Rear Garden:

Approximately 50ft in length. Adjoining the property is a patio leading onto a lawned area surrounded by well stocked flower and shrub borders and enclosed by hedging and fencing, greenhouse.

### Garage:

17' x 9'6" max (5.18m x 2.90m max) Light and power, door to rear garden.

## OTHER INFORMATION

### Tenure:

Freehold

### Approximate Age:

1960's

### Approximate Area:

99.4sqm/1071sqft

### Sellers Position:

No forward chain

### Heating:

Gas central heating

### Windows:

UPVC double glazed windows

### Infant/Junior School:

Hiltingbury Infant/Junior School

### Secondary School:

Thornden Secondary School

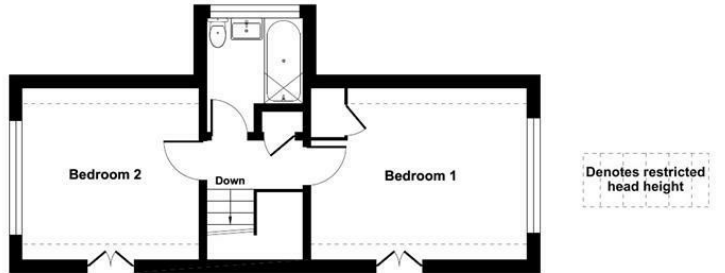
### Council Tax:

Band E

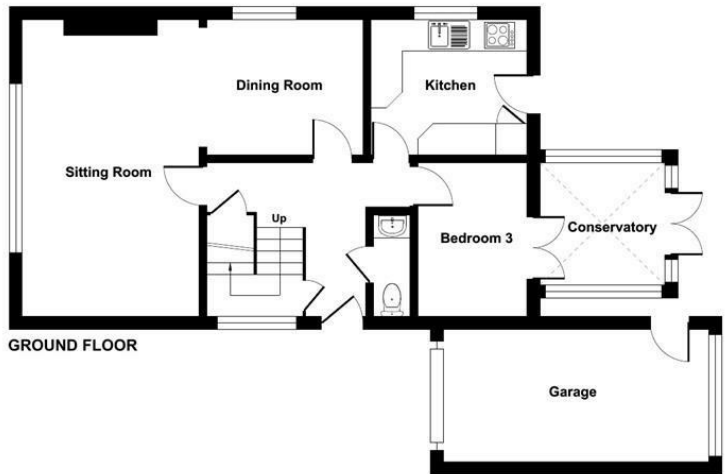
### Local Council:

Eastleigh Borough Council - 02380 688000

Ground Floor = 688 sq ft / 63.9 sq m  
 First Floor = 335 sq ft / 31.1 sq m  
 Limited Use Area(s) = 48 sq ft / 4.4 sq m  
 Total = 1071 sq ft / 99.4 sq m  
 For identification only - Not to scale



FIRST FLOOR



GROUND FLOOR

Denotes restricted head height



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			80
(69-80) C			
(55-68) D		57	
(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). © nichicom 2024. Produced for Sparks Ellison. REF: 1086759

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