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# 45 Westwood Gardens, Chandler's Ford, SO53 1FN

£475,000

A wonderful three bedroom detached home presented to the market with no forward chain and located on Westwood Gardens, a highly desirable road within Hiltingbury and within walking distance to Hiltingbury lakes, schools to include Merdon and Thornden, the centre of Chandler's Ford and bus services to Southampton and Winchester. The property itself is well presented throughout and affords spacious well proportioned rooms with added features to include a glass panel and oak rail staircase, modern fitted kitchen and modern fitted shower room. In addition to this the property provides off street parking to the front leading to a garage and a rear garden that affords a good degree of privacy.

## ACCOMMODATION

### Ground Floor:

#### Reception Hall:

Stairs to first floor with glass panelling and Oak hand rail.

#### Cloakroom:

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

#### Sitting Room:

17'1" x 10'4" (5.21m x 3.15m) Fireplace with electric fire.

#### Dining Room:

10'7" x 10'3" (3.23m x 3.13m) Patio doors to conservatory.

#### Conservatory:

10'2" x 9'8" (3.10m x 2.95m) Tiled floor, double doors to rear garden, radiator.

#### Kitchen:

13'10" x 8'5" (4.22m x 2.57m) Range of modern cream gloss units, electric oven, electric oven/microwave, integrated fridge and freezer, integrated dishwasher and washing machine, breakfast bar, door to outside, under stairs cupboard, larder cupboard.

## First Floor

### Landing:

11'8" x 8'7" (3.56m x 2.62m) Hatch to loft space.

### Bedroom 1:

15' x 10'3" (4.57m x 3.12m) Fitted wardrobes, drawer units and dressing table, built in wardrobe.

### Bedroom 2:

12'2" x 10'4" (3.71m x 3.15m) Built in wardrobe, airing cupboard.

### Bedroom 3:

9'5" x 8'6" (2.87m x 2.59m) Door to balcony.

### Shower Room:

8'6" x 5'4" (2.59m x 1.63m) Modern white suite comprising double width walk in shower with glazed screen, wash basin, wc, tiled walls and floor.

## OUTSIDE

### Front:

To the front of the property is brick paved driveway affording off street parking with side path to front door and gate to rear garden.

### Rear Garden:

Approximately 54' x 50' Adjoining the house are two patio areas leading onto a lawned garden surrounded by flower and shrub borders and enclosed by hedging and fencing. A small stream runs through the rear of the garden.

## OTHER INFORMATION

### Tenure:

Freehold

### Approximate Age:

1970's

### Approximate Area:

1358sqft/126sqm (Including garage)

### Sellers Position:

No forward chain

### Heating:

Gas central heating

### Windows:

UPVC double glazing

### Loft Space:

Partially boarded with ladder connected

### Infant/Junior School:

Chandlers Ford Infant School / Merdon Junior School

### Secondary School:

Thornden Secondary School

### Local Council:

Eastleigh Borough Council - 02380 688000

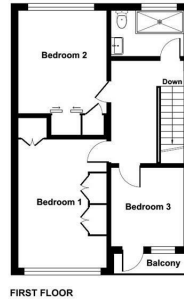
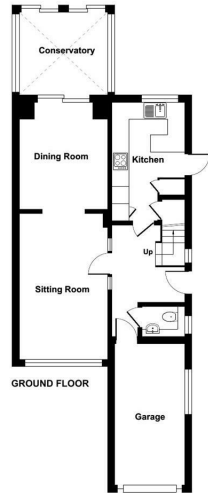
### Council Tax:

Band E



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		79
(69-80) C		
(55-68) D	55	
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
<b>England &amp; Wales</b>	EU Directive 2002/91/EC	

Ground Floor = 665 sq ft / 61.7 sq m  
 First Floor = 558 sq ft / 51.8 sq m  
 Garage = 135 sq ft / 12.5 sq m  
 Total = 1358 sq ft / 126 sq m  
 For identification only - Not to scale



Certified Property Measurer  
 Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). © richcom 2024. Produced for Sparks Ellison. REF: 1007598

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