



34 Charnwood Crescent, Chandler's Ford, SO53 5QT

£415,000

A detached chalet style home situated in Hiltingbury and close to local shops, including Post Office, along with Hiltingbury Recreation Ground. The property offers versatile accommodation with potential for ground floor bedroom whilst also providing a sitting room, kitchen/breakfast room and garden room. The original garage has been split to provide a hobby room with the remainder providing storage. Externally, a pleasant westerly facing rear garden backs onto Hocombe Mead Nature Reserve and the property is offered for sale with no forward chain. Charnwood Crescent sits within catchment for Hiltingbury and Thornden Schools.

ACCOMMODATION

GROUND FLOOR

Entrance Hall:

Stairs to first floor, under stairs storage cupboard.

Cloakroom:

6'7" x 2'8" (2.01m x 0.81m) Comprising wash hand basin with cupboard under, WC.

Sitting Room:

19' max x 11'5" (5.79m max x 3.48m) Open fireplace and hearth.

Dining Room:

9'11" x 8'7" (3.02m x 2.62m)

Kitchen/Breakfast Room:

18'11" x 10' (5.77m x 3.05m) Built in double oven, built in induction hob, space for fridge freezer, plumbing for washing machine, plumbing for dishwasher, space for table and chairs.

Garden Room:

17'11" x 8' (5.46m x 2.44m)

Hobby Room:

11'8" x 9'1" (3.56m x 2.77m)

Storage:

8'6" X 5'7" (2.59m x 1.70m) With up and over door, power and light.

FIRST FLOOR

Landing:

Bedroom 1:

10'11" x 10'10" plus door recess (3.33m x 3.30m plus door recess) Built in airing cupboard, built in wardrobe, access to eaves space.

Bedroom 2:

10'11" plus door recess x 9'2" (3.33m plus door recess x 2.79m) Twin built in wardrobes, access to eaves space.

Bathroom:

7'10" x 6'9" (2.39m x 2.06m) Comprising bath, shower in cubicle, wash hand basin, WC.

Front

Area laid to lawn, planted bed, side pedestrian access to rear garden, block paved driveway providing off road parking for 2/3 cars.

Rear Garden:

Measures approximately 53' x 38' and comprises paved patio area, area laid to lawn, planted beds, variety of mature plants, bushes shrubs and trees. The garden benefits from a pleasant Westerly aspect and backs onto Holcombe Mead Nature Reserve.

OTHER INFORMATION

Tenure:

Freehold

Approximate Age:

1970's

Approximate Area:

1339sqft/124.3sqm (Including limited use areas and garage)

Sellers Position:

No forward chain

Heating:

Gas central heating

Windows:

UPVC double glazed windows

Infant/Junior School:

Hiltingbury Infant/Junior Schools

Secondary School:

Thornden Secondary School

Council Tax:

Band D

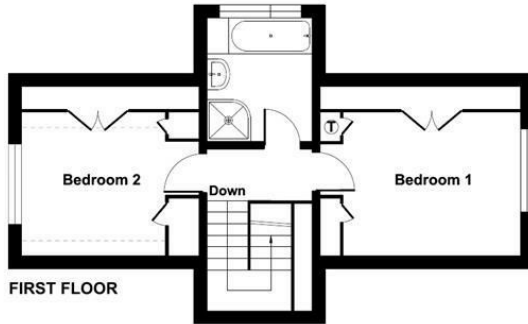
Local Council:

Eastleigh Borough Council - 02380 688000

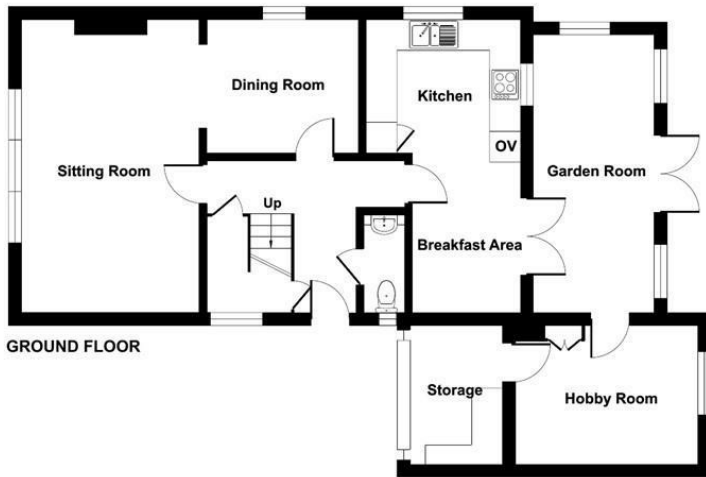


Ground Floor = 884 sq ft / 82.1 sq m
 First Floor = 362 sq ft / 33.6 sq m
 Storage = 54 sq ft / 5 sq m
 Limited Use Area(s) = 39 sq ft / 3.6 sq m
 Total = 1339 sq ft / 124.3 sq m
 For identification only - Not to scale

Denotes restricted head height



FIRST FLOOR



GROUND FLOOR



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			82
(69-80) C			
(55-68) D		48	
(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). © richicom 2024. Produced for Sparks Ellison. REF: 1095941

94 Winchester Road, Chandler's Ford, Hampshire, SO53 2GJ

Sales: t: 02380 255333 e: property@sparksellison.co.uk
 Lettings: t: 02380 018518 e: lettings@sparksellison.co.uk

While we endeavour to make our sales particulars fair, accurate and reliable, they are only a general guide to the property and, accordingly, if there is any point which is of particular importance to you please contact the office and we will be pleased to check it for you, especially if you are contemplating travelling some distance to view the property. These approximate room sizes are only intended as general guidance. You must verify the dimensions carefully before ordering carpets or any built in furniture. Please note we have not tested the services or any of the equipment or appliances in this property, accordingly we strongly advise prospective buyers to commission their own survey or service report before finalising their offer to purchase. These particulars are issued in good faith but do not constitute representations of fact or form part of any offer or contract. The matters referred to in these particulars should be independently verified by prospective buyers or tenants. Neither Sparks Ellison nor any of its employees or agents has any authority to make or give any representation or warranty whatever in relation to this property. Your home is at risk if you do not keep up repayments on a mortgage or other loan secured on it. Written quotations available on request. All loans secured on property. Life assurance usually required.



