



sparks ellison



# 22 Queens Road, Chandler's Ford, SO53 5AH

£950,000

A substantial five bedroom detached family home totalling approximately 2286sqft. Completing the first floor, the property also affords a snug together with a walk in wardrobe and en-suite to the main bedroom and family bathroom. On the ground floor are three main reception rooms, spacious kitchen/dining room and utility room with an integral garage and downstairs cloakroom. Queens Road is a highly desirable location and a quiet no through road situated in the heart of Hiltingbury and within walking distance to a range of shops on Hiltingbury Road, Hiltingbury lakes, Hiltingbury Infant/Junior School and Thornden Secondary School. The property occupies a delightful plot of approximately 0.21 of an acre with an established rear garden measuring approximately 120' x 49' affording a pleasant southerly aspect.

## ACCOMMODATION

### Ground Floor

#### Reception Hall:

17'7" x 6'10" (5.36m x 2.08m) Stairs to first floor with cupboard under.

#### Cloakroom:

Modern white suite with chrome fittings comprising wash basin, wc, tiled floor.

#### Sitting Room:

16'10" x 12' (5.13m x 3.66m) Fireplace with inset gas fire, patio doors to conservatory.

#### Conservatory:

10'10" x 10' (3.30m x 3.05m) Tiled floor, radiator, patio doors to rear garden.

#### Study:

9'7" x 8'11" (2.92m x 2.72m) Open plan to dining room.

#### Dining Room:

13'7" x 11' (4.14m x 3.35m) Double doors to rear garden.

#### Kitchen/Dining Room:

21'8" x 17'2" (6.60m x 5.23m) Maximum measurement representing a staggered room. The kitchen area is fitted with a range of modern Shaker style units, Range style electric oven and gas hob, integrated dishwasher and microwave, tiled floor, space for table and chairs in the dining area, larder cupboard, door to garage.

#### Utility Room:

11' x 5'5" (3.35m x 1.65m) Space and plumbing for appliances, range of units, tiled floor, door to outside.

### First Floor

#### Landing:

20'3" x 6'10" (6.17m x 2.08m) Airing cupboard, hatch to loft space.

#### Bedroom 1:

15'6" x 11'7" (4.72m x 3.53m) Walk in wardrobe.

#### En-Suite Shower Room:

7'5" x 7'5" (2.26m x 2.26m) Re-fitted modern white suite with chrome fittings comprising double width shower cubicle, wash basin with cupboard under, wc, tiled walls and floor.

#### Bedroom 2:

13'7" x 11' (4.14m x 3.35m) Fitted wardrobes to remain.

#### Bedroom 3:

12' x 9' (3.66m x 2.74m)

#### Bedroom 4:

12' x 7'8" (3.66m x 2.34m)

#### Bedroom 5/Study:

9'4" x 9' (2.84m x 2.74m) Range of fitted furniture to include desk, cupboards and drawer units.

#### Snug:

9'6" x 9'6" (2.90m x 2.90m) Access to bedrooms 1 and 2.

#### Bathroom:

7'4" x 5'5" (2.24m x 1.65m) White suite with chrome fittings comprising spa bath, separate shower cubicle, wash basin, wc, tiled walls and floor.

### OUTSIDE

#### Front:

To the front of the property is a block paved driveway affording off street parking leading to the garage, adjacent lawned area enclosed by hedging, side gate to rear garden.

#### Rear Garden:

The rear garden is a particularly attractive feature of the property measuring approximately 120' x 49' and affording a pleasant southerly aspect. Adjoining the house is a paved patio leading onto a lawned area surrounded and interspersed with well stocked flower and shrub borders and enclosed by hedging and fencing, garden shed.

#### Garage:

16'2" x 9'5" (4.93m x 2.87m) Light and power, boiler.

### OTHER INFORMATION

#### Tenure:

Freehold

#### Approximate Age:

1959

#### Approximate Area:

2286sqft/212.4sqm (Including garage)

#### Sellers Position:

Found property to purchase

#### Heating:

Gas central heating

#### Windows:

UPVC double glazing

#### Loft Space:

Partially boarded with light and ladder connected

#### Infant/Junior School:

Hiltingbury Infant/Junior School

#### Secondary School:

Thornden Secondary School

#### Local Council:

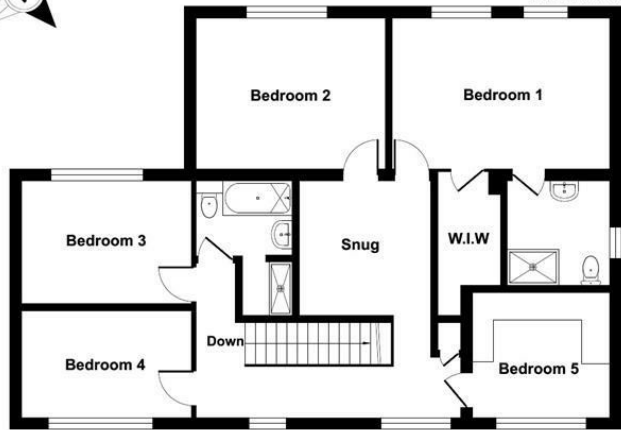
Eastleigh Borough Council - 02380 688000

#### Council Tax:

Band F



Ground Floor = 1065 sq ft / 98.9 sq m  
 First Floor = 1063 sq ft / 98.8 sq m  
 Garage = 158 sq ft / 14.7 sq m  
 Total = 2286 sq ft / 212.4 sq m  
 For identification only - Not to scale



FIRST FLOOR



GROUND FLOOR

Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). © richiecom 2023. Produced for Sparks Ellison. REF: 968603



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

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