



# 183 Hursley Road, Chandler's Ford, SO53 1JH

£475,000

An attractive three bedroom detached property situated conveniently for the centre of Chandler's Ford and within catchment for Thornden School. There is an open plan nature on the ground floor with a sitting room, dining area and kitchen along with a utility room and cloakroom. On the first floor, the master bedroom suite benefits from a dressing room and an en-suite with two further bedrooms sharing the family bathroom. At the front, a driveway provides parking for three vehicles and there is the added benefit of a 137ft rear garden.

## ACCOMMODATION

### GROUND FLOOR

#### Entrance Hall:

Stairs to first floor, under stairs storage cupboard.

#### Cloakroom:

5'11" x 2'7" (1.80m x 0.79m) Comprising wash hand basin, WC.

#### Sitting Room:

20'4" x 12' (6.20m x 3.66m)

#### Kitchen/Dining Room:

16'5" x 8'6" (5.00m x 2.59m) Built in double oven, built in Induction hob, fitted extractor hood, integrated dishwasher, integrated fridge freezer, space for table and chairs.

#### Utility Room:

5'7" x 4' (1.70m x 1.22m) Plumbing for washing machine, wall mounted boiler.

### FIRST FLOOR

#### Landing:

Access to loft space.

#### Bedroom 1:

11'11" x 10' (3.63m x 3.05m)

#### Dressing Room:

8'10" x 6'5" (2.69m x 1.96m)

#### En-Suite:

8'10" x 3'11" (2.69m x 1.19m) Comprising open ended shower enclosure, wash hand basin with cupboard under, WC.

#### Bedroom 2:

9'10" x 9'7" (3.00m x 2.92m)

#### Bedroom 3:

8'3" x 6'4" (2.51m x 1.93m)

#### Bathroom:

5'10" x 5'3" (1.78m x 1.60m) Comprising bath with shower over, wash hand basin, WC.

## OUTSIDE

#### Front:

Block paved driveway providing off road parking for three vehicles, side access to rear garden.

#### Rear Garden:

Measures approximately 137' x 24' and comprises area laid to timber deck, area laid to lawn, paved patio area, brick built storage shed.

## OTHER INFORMATION

#### Tenure:

Freehold

#### Approximate Age:

Originally built 1930's and refurbished and extended in 2021

#### Approximate Area:

104.3sqm/1123sqft (Including outbuilding)

#### Sellers Position:

Looking for forward purchase

#### Heating:

Gas central heating

#### Windows:

UPVC double glazed windows

#### Infant/Junior School:

Chandler's Ford Infant/Merdon Junior School

#### Secondary School:

Thornden Secondary School

#### Council Tax:

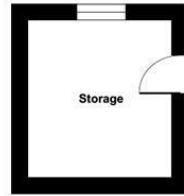
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#### Local Council:

Eastleigh Borough Council - 02380 688000



Ground Floor = 551 sq ft / 51.2 sq m  
 First Floor = 488 sq ft / 45.3 sq m  
 Outbuilding = 84 sq ft / 7.8 sq m  
 Total = 1123 sq ft / 104.3 sq m  
 For identification only - Not to scale



**RICS Certified Property Measurer**  
 Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). © richicom 2024.  
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Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) <b>A</b>			
(81-91) <b>B</b>			<b>84</b>
(69-80) <b>C</b>		<b>69</b>	
(55-68) <b>D</b>			
(39-54) <b>E</b>			
(21-38) <b>F</b>			
(1-20) <b>G</b>			
Not energy efficient - higher running costs			
<b>England &amp; Wales</b>		EU Directive 2002/91/EC	

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