



sparks ellison

55 Flexford Close, Chandler's Ford, SO53 5RY

£399,950

A modern three bedroom family home situated in a popular cul-de-sac location on a wider than normal plot providing scope for extending subject to relevant permissions. The property benefits from having had the original garage converted into a dining room, the addition of a double glazed conservatory and an extended kitchen. Externally the property enjoys a larger than normal garden and Flexford Close sits within catchment for both Hiltlingbury and Thornden Schools.

ACCOMMODATION

GROUND FLOOR

Entrance Hall:

Built in storage cupboard, stairs to first floor.

Sitting Room:

20'4" x 10'9" (6.20m x 3.28m) Under stairs storage cupboard.

Conservatory:

16'1" x 8'10" (4.90m x 2.69m) Tiled floor.

Dining Room:

15'4" x 7'5" (4.67m x 2.26m)

Kitchen:

18'2" x 7'11" (5.54m x 2.41m) Space and point for cooker, integrated extractor hood, space for fridge/freezer, integrated dishwasher, space and plumbing for washing machine, space for tumble dryer, wall mounted boiler, tiled floor.

FIRST FLOOR

Landing:

Access to loft space, built in airing cupboard.

Bedroom 1:

13'7" x 7'10" (4.14m x 2.39m) Recessed wardrobe area (no doors), further built in wardrobe.

Bedroom 2:

12'1" x 8'2" (3.68m x 2.49m)

Bedroom 3:

11'1" x 6'3" (3.38m x 1.91m)

Bathroom:

7'9" x 6'3" (2.36m x 1.91m) White suite with chrome fittings comprising bath with mixer tap and shower attachment, wash hand basin and w.c inset to vanity unit, tiled walls, tiled floor.

OUTSIDE

Front:

Area laid to lawn, planted beds, variety of mature plants, bushes, and shrubs, driveway providing off road parking for approximately four vehicles.

Rear Garden:

Measures approximately 46' from garage x 36'. Area laid to lawn, planted beds, paved patio area, area laid to artificial lawn, outside tap, garden shed.

Garage:

19'8" x 9'10" (5.99m x 3.00m) Timber built garage with twin doors, power and light, door to rear garden.

OTHER INFORMATION

Tenure:

Freehold

Approximate Age:

1974

Approximate Area:

104sqm/1112sqft

Sellers Position:

Looking for forward purchase

Heating:

Gas central heating

Windows:

UPVC double glazed windows

Infant/Junior School:

Hiltlingbury Infant/Junior Schools

Secondary School:

Thornden Secondary School

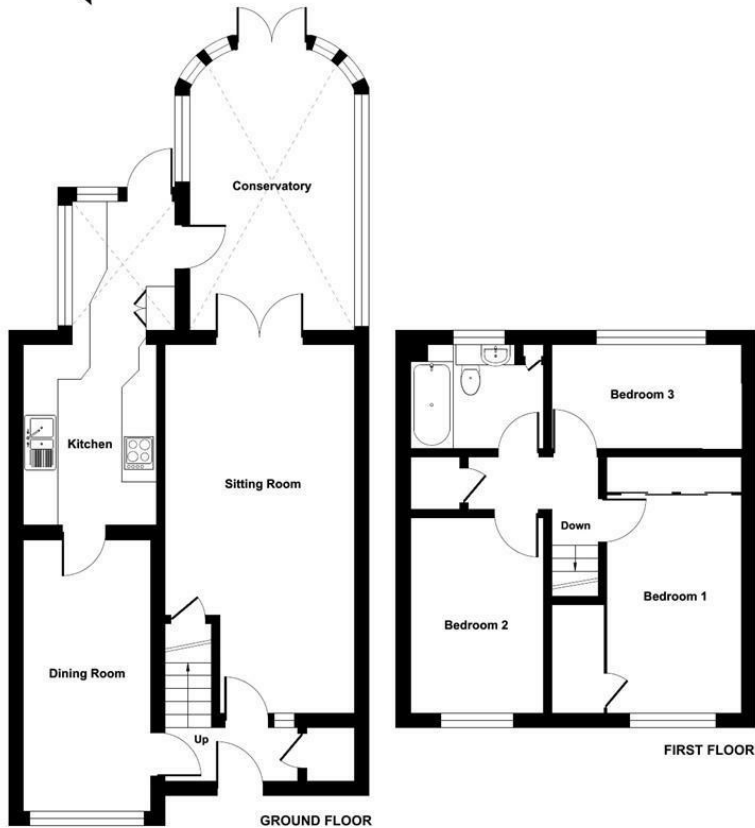
Council Tax:

Band C

Local Council:

Test Valley Borough Council - 01264 368000

Ground Floor = 706 sq ft / 66 sq m
 First Floor = 406 sq ft / 38 sq m
 Total = 1112 sq ft / 104 sq m
 For identification only - Not to scale



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			84
(81-91) B			
(69-80) C		70	
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

Certified Property Measurer
 Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). © nichecom 2024.
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