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# 29 Corinthian Road, Chandler's Ford, SO53 2AY

£500,000

A beautifully presented three bedroom detached chalet style home located in a highly desirable area close to the centre of Chandler's Ford and all its amenities together with bus services to Southampton and Winchester. The property also falls within the catchments for the popular Scantabout and Thornden Schools. The house itself has undergone extensive refurbishment by the current owners and benefits from an extension to the rear to provide a stunning 21' kitchen/dining room together with an 18' x 11' sitting room, bedroom and shower room on the ground floor. On the first floor are two double bedrooms and a separate bathroom.. The driveway provides ample parking leading to a 22'6" x 9' garage with rear garden being approximately 60ft in length with a pleasant southerly aspect.

## ACCOMMODATION

### GROUND FLOOR

#### Reception Hall:

10'6" x 8'11" (3.20m x 2.72m) Stairs to first floor with cupboard under.

#### Sitting Room:

18' x 11' (5.49m x 3.35m)

#### Kitchen/Dining Room:

20'10" x 12' max (6.35m x 3.66m max) Built in oven, built in micro/combi oven, built in 5 ring gas hob, fitted extractor hood, integrated larder fridge, integrated wine fridge, integrated freezer, breakfast bar, space for table and chairs, patio doors to rear garden.

#### Bedroom 3:

10'5" x 9' (3.18m x 2.74m)

#### Shower Room:

7'11" x 5'7" (2.41m x 1.70m) Comprising shower in cubicle, wash hand basin, wc.

### FIRST FLOOR

#### Landing:

Built in storage cupboard, access to loft space.

#### Bedroom 1:

12'6" x 10'5" (3.81m x 3.18m) Built in wardrobe.

#### Bedroom 2:

12'5" x 11'5" (3.78m x 3.48m) Built in wardrobe.

#### Bathroom:

7'7" x 5'2" (2.31m x 1.57m) Comprising bath with shower over, wash hand basin, wc.

### OUTSIDE

#### Front:

Brick paved driveway leads alongside the property affording off street parking,

double gates to garage. The remainder of the front garden is lawned, surrounded by flower and shrub borders.

#### Rear Garden:

Measures approximately 60' x 31' affording a pleasant southerly aspect. A brick paved area adjoins the house leading onto a lawn and enclosed by hedging and fencing, planted bed, outside tap.

#### Garage:

22'6" x 9' (6.86m x 2.74m) With up and over door, power and light.

### OTHER INFORMATION

#### Tenure:

Freehold

#### Approximate Age:

1964

#### Approximate Area:

1068sqft/99.1sqm

#### Sellers Position:

Looking for forward purchase

#### Heating:

Gas central heating

#### Windows:

UPVC double glazed windows

#### Infant/Junior School:

Scantbout Primary School

#### Secondary School:

Thornden Secondary School

#### Council Tax:

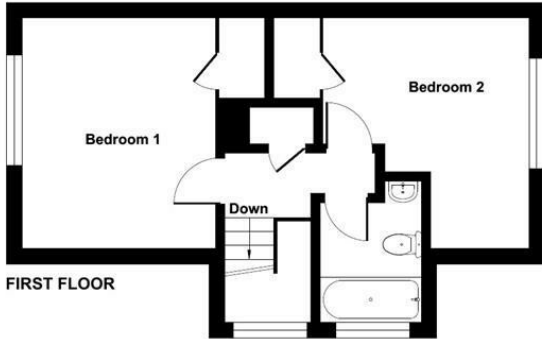
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#### Local Council:

Eastleigh Borough Council - 02380 688000



Ground Floor = 682 sq ft / 63.3 sq m  
 First Floor = 386 sq ft / 35.8 sq m  
 Total = 1068 sq ft / 99.1 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). © richicom 2024. Produced for Sparks Ellison. REF: 1107072



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			80
(69-80) C		61	
(55-68) D			
(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	

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