



sparks ellison

4 Springhill Road, Chandler's Ford, SO53 2GS

£450,000

A Three bedroom detached family home situated close to the centre of Chandler's Ford and Toynbee School. The property sits in a popular spot and offers potential for extension subject to relevant planning permissions. There are three bedrooms on the first floor whilst the ground floor boasts a 20'3" Sitting / Dining Room, Conservatory, kitchen, utility room and cloakroom. Externally there is a large driveway providing off road parking for approximately 5 or 6 vehicles and a 23'4" x 13'3" garage.

ACCOMMODATION:

GROUND FLOOR

Entrance Hall:

Under stairs storage cupboard, stairs to first floor.

Cloakroom:

4'2" x 3'9" (1.27m x 1.14m) Comprising wash hand basin, WC.

Utility Room:

9'11" x 4'5" (3.02m x 1.35m) Space and plumbing for washing machine, space for tumble dryer.

Kitchen:

13'7" x 8'4" (4.14m x 2.54m) Built in oven, built in induction hob, built in Tepenyaki fryer, built in micro/combi oven, built in coffee machine, space for fridge freezer, space and plumbing for dishwasher, wall mounted boiler.

Sitting/Dining Room:

20'3" x 12'4" (6.17m x 3.76m)

Conservatory:

10'3" x 8'9" (3.12m x 2.67m)

FIRST FLOOR

Landing:

Access to loft space, built in storage cupboard (no door)

Bedroom 1:

11'8" x 10'5" to wardrobes (3.56m x 3.18m to wardrobes) Built in wardrobes along one wall.

Bedroom 2:

12'4" x 8'3" (3.76m x 2.51m)

Bedroom 3:

8'8" x 8'4" (2.64m x 2.54m)

Bathroom:

8'2" x 5'2" (2.49m x 1.57m) White suite with chrome fittings comprising shower in cubicle, wash hand basin, WC.

OUTSIDE:

Front:

Area laid to slate clippings, planted bushes, driveway providing off road parking. the driveway extends along side of the property providing further parking.

Rear Garden:

Measures approximately 52' x 35' and comprises area laid to lawn, area laid to timber deck, garden pond, planted bed, garden shed.

Garage:

23'4" x 13'3" (7.11m x 4.04m) Twin doors, power and light.

OTHER INFORMATION

Tenure:

Freehold/Leasehold (The previous owner purchased the lease)

Approximate Age:

1956

Approximate Area:

1389sqft/129sqft (Including garage)

Sellers Position:

Looking for forward purchase

Heating:

Gas central heating

Windows:

UPVC double glazing

Loft Space:

Partially boarded with ladder and light connected

Infant/Junior School:

Fryern Infant/Junior School

Secondary School:

Toynbee Secondary School

Local Council:

Eastleigh Borough Council 02380 688000

Council Tax:

Band D

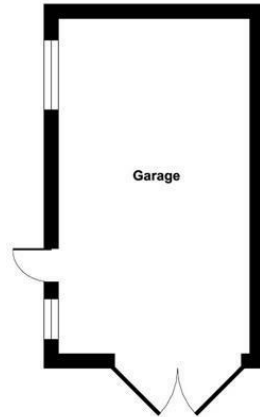
Ground Floor = 617 sq ft / 57.3 sq m
 First Floor = 461 sq ft / 42.8 sq m
 Garage = 311 sq ft / 28.9 sq m
 Total = 1389 sq ft / 129 sq m
 For identification only - Not to scale



FIRST FLOOR



GROUND FLOOR



| Energy Efficiency Rating | | Current | Potential |
|---|--|-------------------------|-----------|
| Very energy efficient - lower running costs | | | |
| (92 plus) A | | | |
| (81-91) B | | | 84 |
| (69-80) C | | 71 | |
| (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 | |

Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). © nichecom 2024. Produced for Sparks Ellison. REF: 1116358

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