



sparks ellison

# 42 Peverells Wood Avenue, Chandler's Ford, SO53 2BW

£399,950

Situated in the highly desirable Peverells Wood area is this modern three bedroom semi-detached home benefiting from a driveway and garage, south facing rear garden, 17'6" kitchen/dining room and three good sized bedrooms. The property has been updated over the past 2 years. Peverells Wood is conveniently situated close to the centre of Chandler's Ford and within walking distance to all amenities with the school catchments including the local Scantabout Primary School and Thornden Secondary School.

## ACCOMMODATION:

### GROUND FLOOR

#### Entrance porch:

#### Entrance Hall:

Stairs to first floor, under stairs storage cupboard.

#### Sitting Room:

15'1" x 11'9" (4.69 x 3.58m)

#### Kitchen/Dining room:

17'6" x 9'6" (5.33m x 2.90m) Built in oven, built in induction hob, integrated extractor hood, integrated dishwasher, integrated fridge, space for table and chairs, tiled floor.

#### Study:

12' x 5'1" (3.66m x 1.55m)

### FIRST FLOOR

#### Landing:

Access to loft space, built in airing cupboard.

#### Bedroom 1:

13'5" x 8'7" (4.09m x 2.62m) Range of fitted wardrobes along one wall.

#### Bedroom 2:

11'5" x 9' (3.48 x 2.74)

#### Bedroom 3:

10'5" max x 7'5" (3.18m max x 2.26m) Built in wardrobe.

#### Bathroom:

8'3" x 5'6" (2.51m x 1.68m) White suite with chrome fittings comprising open ended shower enclosure, wash hand basin, WC.

### OUTSIDE

#### Front:

Area laid to lawn, planted beds, steps to front door, driveway providing off-road parking.

#### Rear garden:

Measures approximately 30' x 28' The rear garden benefits from a pleasant southerly aspect and comprises paved patio area, area laid to lawn, variety of plants and shrubs, area lead to timber deck.

#### Garage:

17'1" x 8'7" with up and over door, power and light, wall mounted boiler.

### OTHER INFORMATION

#### Tenure:

Freehold

#### Approximate Age:

1960's

#### Approximate Area:

107.6sqm/1156sqft including garage

#### Sellers Position:

Looking for forward purchase

#### Heating:

Gas central heating

#### Windows:

UPVC double glazed windows

#### Infant/Junior School:

Scantabout Primary School

#### Secondary School:

Thornden Secondary School

#### Local Council:

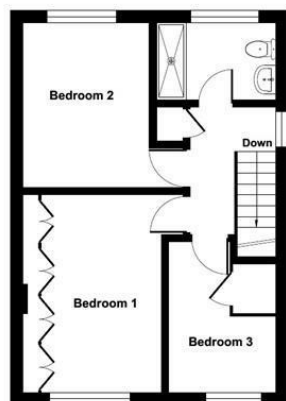
Eastleigh Borough Council - 02380 688000

#### Council Tax:

Band C



Ground Floor = 557 sq ft / 51.7 sq m  
 First Floor = 448 sq ft / 41.6 sq m  
 Garage = 155 sq ft / 14.3 sq m  
 Total = 1156 sq ft / 107.6 sq m  
 For identification only - Not to scale

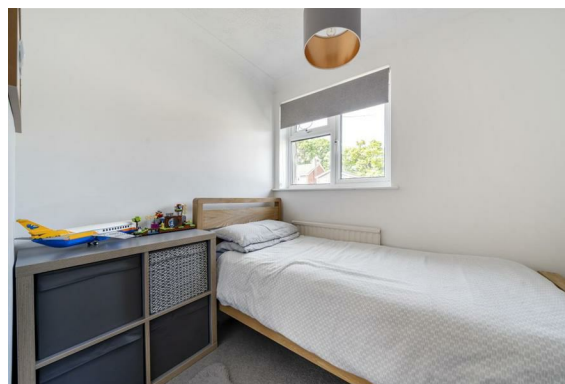


FIRST FLOOR



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: 985327



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			82
(69-80) C		68	
(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	

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