



113 Kingsway, Chandler's Ford, SO53 5DU

£800,000

A charming detached family home located in the sought-after area of Kingsway, Hiltingbury and close to local shops and Hiltingbury Lakes as well as conveniently situated for the centre of Chandler's Ford, Thornden School and the M3 Motorway. The property boasts three reception rooms, kitchen and four bedrooms. The property features a spacious 64' rear garden ideal for enjoying the outdoors during the warmer months and there is a good degree off road parking. One of the standout features of this property is its potential for extension, subject to the necessary planning permissions. This offers the opportunity to truly make this house your own and tailor it to your specific needs and desires. Kingsway sits within catchment for Thornden School.

ACCOMMODATION

GROUND FLOOR

Entrance Hall:

15'7" x 8' (4.75m x 2.44m) Stairs to first floor, under stairs storage cupboard.

Sitting Room:

17'5" into bay x 14'7" max (5.31m into bay x 4.45m max) Fireplace surround and hearth with inset coal effect gas fire.

Dining Room:

13'11" x 12'5" (4.24m x 3.78m)

Kitchen:

17'2" x 8'11" (5.23m x 2.72m) Built in double oven, built in five ring gas hob, integrated extractor hood, space for fridge freezer, space and plumbing for washing machine, space and plumbing for dishwasher, wall mounted boiler.

Family Room:

13'4" x 12'2" (4.06m x 3.71m)

Cloakroom:

4'9" x 2'8" (1.45m x 0.81m) Comprising wash hand basin, WC.

FIRST FLOOR

Bedroom 1:

13'11" x 11'4" (4.24m x 3.45m) Range of fitted wardrobes along one wall.

Bedroom 2:

14' x 12'6" max (4.27m x 3.81m max)

Bedroom 3:

9' x 8'10" (2.74m x 2.69m)

Bedroom 4:

8'7" x 8' (2.62m x 2.44m)

Bathroom:

7'11" x 5'9" (2.41m x 1.75m) Comprising bath with shower over, wash hand basin, WC.

OUTSIDE

Front:

Area laid to lawn, planted beds, mature trees, large gravel driveway providing off road parking, side access to rear garden, carport.

Rear Garden:

Measures approximately 64' x 45' and comprises area laid to lawn, mature plants, bushes, shrubs and trees, paved patio area, outside tap.

OTHER INFORMATION

Tenure:

Freehold

Approximate Age:

1930's

Approximate Area:

147.8sqm/1593sqft

Sellers Position:

Looking for forward purchase

Heating:

Gas central heating

Windows:

Some UPVC double glazed windows. Some single glazed windows.

Infant/Junior School:

Chandler's Ford Infant/Merdon Junior School

Secondary School:

Thornden Secondary School

Council Tax:

Band F

Local Council:

Eastleigh Borough Council - 02380 688000

Ground Floor = 902 sq ft / 83.7 sq m
 First Floor = 691 sq ft / 64.1 sq m
 Total = 1593 sq ft / 147.8 sq m
 For identification only - Not to scale



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D		62	75
(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). © richcom 2024. Produced for Sparks Ellison. REF: 1108087

94 Winchester Road, Chandler's Ford, Hampshire, SO53 2GJ

Sales: t: 02380 255333 e: property@sparksellison.co.uk
 Lettings: t: 02380 018518 e: lettings@sparksellison.co.uk



While we endeavour to make our sales particulars fair, accurate and reliable, they are only a general guide to the property and, accordingly, if there is any point which is of particular importance to you please contact the office and we will be pleased to check it for you, especially if you are contemplating travelling some distance to view the property. These approximate room sizes are only intended as general guidance. You must verify the dimensions carefully before ordering carpets or any built in furniture. Please note we have not tested the services or any of the equipment or appliances in this property, accordingly we strongly advise prospective buyers to commission their own survey or service report before finalising their offer to purchase. These particulars are issued in good faith but do not constitute representations of fact or form part of any offer or contract. The matters referred to in these particulars should be independently verified by prospective buyers or tenants. Neither Sparks Ellison nor any of its employees or agents has any authority to make or give any representation or warranty whatever in relation to this property. Your home is at risk if you do not keep up repayments on a mortgage or other loan secured on it. Written quotations available on request. All loans secured on property. Life assurance usually required.

