



# 5 The Hillway, Chandler's Ford, SO53 2PJ

£695,000

A superbly presented detached family home situated in a delightful cul de sac within the centre of Chandler's Ford providing easy access to an array of amenities including Waitrose supermarket. and the Number 1 Bus Route. Boasting 2 reception rooms, 4 spacious bedrooms, and 2 modern bathrooms, this property offers ample space for comfortable living. There is a 27'2" kitchen/breakfast/dining room opening on to the rear garden and a 17' sitting room at the front. The convenience of a ground floor shower room, utility room and a family room completes the excellent ground floor accommodation. Externally there is a large driveway that extends across the front and side of the property providing ample parking which also includes a garage. The rear garden provides excellent elevated views over Chandler's Ford.

## ACCOMMODATION:

### GROUND FLOOR:

#### Entrance Hall:

#### Sitting Room:

17' x 13'10" (5.18m x 4.22m)

#### Kitchen/Breakfast/Dining Room:

27'2" x 9'8" (8.28m x 2.95m) Built in oven, built in microwave / combination oven, built in induction hob, fitted extractor hood, space for fridge freezer, space and plumbing for dishwasher, fitted breakfast bar, space for table and chairs.

#### Utility Room:

6'5" x 5'8" (1.96m x 1.73m) Space and plumbing for washing machine, space for tumble dryer, wall mounted boiler.

#### Family Room:

9'9" x 8'11" (2.97m x 2.72m)

#### Shower Room:

6'11" x 5'7" (2.11m x 1.70m) Shower in cubicle, wash hand basin, WC, tiled walls, tiled floor.

### FIRST FLOOR:

#### Landing:

Access to loft space.

#### Bedroom 1:

12'6" x 12'6" (3.81m x 3.81m)

#### Bedroom 2:

21'2" x 9' (6.45m x 2.74m)

#### Bedroom 3:

12'6" max x 8'4" (3.81m x 2.54m)

#### Bedroom 4:

12'5" x 7'9" (3.78m x 2.36m)

#### Bathroom:

10'11" x 5'2" (3.33m x 1.57m) Comprising shower in cubicle, bath, wash hand basin, WC, tiled walls, tiled floor.

## OUTSIDE:

### Front:

Large gravel driveway providing off road parking for several vehicles. The driveway extends along the side of the property via double gates to the continuation of drive leading to the garage.

### Rear Garden:

44' x 35' Large paved patio area, steps to area laid to lawn, planted beds, excellent views over Chandler's Ford.

### Garage:

17'5" x 8'7" (5.31m x 2.62m) With up and over door, power and light.

## OTHER INFORMATION

### Tenure:

Freehold

### Approximate Age:

1960's

### Approximate Area:

1667sqft/154.9sqm (Including limited use areas and garage)

### Sellers Position:

Looking for forward purchase but would consider vacant possession.

### Heating:

Gas central heating

### Windows:

UPVC double glazing

### Infant/Junior School:

Chandlers Ford Infant School / Merdon Junior School

### Secondary School:

Toynbee Secondary School

### Local Council:

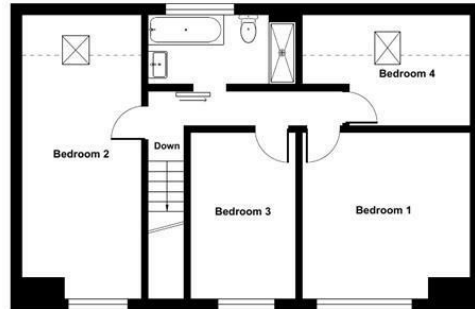
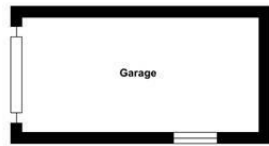
Eastleigh Borough Council - 02380 688000

### Council Tax:

Band E

Ground Floor = 808 sq ft / 75.1 sq m  
 First Floor = 643 sq ft / 59.7 sq m  
 Garage = 152 sq ft / 14.1 sq m  
 Limited Use Area(s) = 64 sq ft / 6 sq m  
 Total = 1667 sq ft / 154.9 sq m  
 For identification only - Not to scale

Denotes restricted head height



FIRST FLOOR



GROUND FLOOR

Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). © nichecom 2024. Produced for Sparks Ellison. REF: 1109940



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		<b>83</b>
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>	<b>64</b>	
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
<b>England &amp; Wales</b>	EU Directive 2002/91/EC	

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