



sparks ellison

# 7 Ashdown Close, Chandler's Ford, SO53 5QF

£475,000

A four bedroom detached family home situated in a popular cul de sac location within the heart of Hiltingbury and close to Hocombe Mead Nature Reserve. The property would benefit from some general updating and modernisation whilst providing four good size bedrooms sharing a family bathroom, 17'11" x 13'9" Sitting Room, 17'11" x 10'11" Kitchen/Dining Room and cloakroom. Externally, the property enjoys a wrap around garden along with detached garage and driveway providing off road parking. The property is offered for sale with no forward chain and sits within catchment for Hiltingbury and Thornden schools.

## ACCOMMODATION

### GROUND FLOOR

#### Entrance Hall:

#### Cloakroom:

4'11" x 3'5" (1.50m x 1.04m) Wash hand basin, WC.

#### Sitting Room:

17'11" x 13'9" (5.46m x 4.19m)

#### Kitchen/Dining Room:

17'11" x 10'11" max (5.46m x 3.33m max) Space for cooker, integrated extractor hood, plumbing for washing machine, breakfast bar, space for table and chairs, integrated fridge, integrated freezer.

### FIRST FLOOR

#### Landing:

Access to loft space.

#### Bedroom 1:

11'10" x 10'11" (3.61m x 3.33m) Built in wardrobes along one wall.

#### Bedroom 2:

10'10" x 9'2" (3.30m x 2.79m)

#### Bedroom 3:

10'11" max x 8'4" (3.33m max 2.54m) Built in airing cupboard

#### Bedroom 4:

11'8" x 6'9" (3.56m x 2.06m)

#### Bathroom:

Comprising corner bath with shower over, wash hand basin, WC.

### OUTSIDE

#### Front:

Mature planted bed, pathway to front door, side access to rear garden along both sides, driveway proving off road parking.

#### Rear Garden:

Measures approximately 60' x 57' max and comprises paved patio area extending to right hand side and rear with steps leading to further patio area, outside tap, area laid to lawn, garden shed. To the left hand side is a further garden area with mature plants, bushes and tress.

#### Garage:

17'1" x 8'7" (5.21m x 2.62m) With up and over door, power and light.

### OTHER INFORMATION

#### Tenure:

Freehold

#### Approximate Age:

1970

#### Approximate Area:

103.6sqm/1116sqft

#### Sellers Position:

No forward chain

#### Heating:

Gas central heating

#### Windows:

UPVC double glazed windows

#### Infant/Junior School:

Hiltingbury Infant/Junior School

#### Secondary School:

Thornden Secondary School

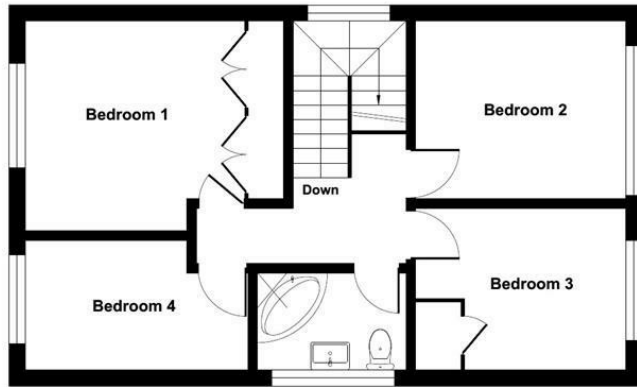
#### Council Tax:

Band E

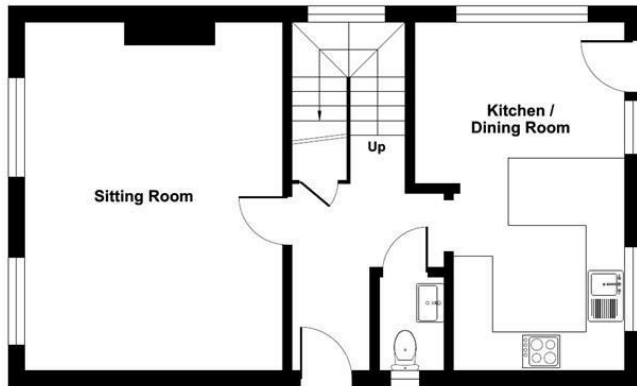
#### Local Council:

Eastleigh Borough Council - 02380 688000

Ground Floor = 558 sq ft / 51.8 sq m  
 First Floor = 558 sq ft / 51.8 sq m  
 Total = 1116 sq ft / 103.6 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			82
(69-80) C		66	
(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). © richiecom 2024. Produced for Sparks Ellison. REF: 1102784

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