



23 Charnwood Crescent, Chandler's Ford, SO53 5QN

£430,000

A well presented and extended three bedroom semi detached family home situated in a popular crescent within the heart of Hiltingbury and close to Hiltingbury Recreation Ground, Hocombe Mead Nature Reserve and a Tesco Local. The sitting room boasts a log burner and leads through to the kitchen / dining room. A ground floor shower room has been added to provide an option to the first floor bathroom which serves the three bedrooms. Outside the original garage has been converted to provide an excellent office but could also be utilised as a family room. Charnwood Crescent sits within catchment for Hiltingbury and Thornden Schools.

ACCOMMODATION

GROUND FLOOR

Sitting Room:

18'3" x 13'6" (5.56m x 4.11m) Fitted log burner, stairs to first floor.

Kitchen/Dining Room:

11'11" x 10'6" (3.63m x 3.20m) Built in double oven, fitted extractor hood, space and plumbing for dishwasher, space for fridge freezer, open larder cupboard, space for table and chairs, wall mounted boiler.

Rear Lobby:

Utility Cupboard:

Space and plumbing for washing machine.

Shower Room:

8'4" x 5'11" (2.54m x 1.80m) Comprising shower in cubicle, wash hand basin, WC.

FIRST FLOOR

Landing:

Access to loft space.

Bedroom 1:

12'3" x 9'11" (3.73m x 3.02m) Built in double wardrobe.

Bedroom 2:

9'11" x 9' (3.02m x 2.74m) Built in double wardrobe.

Bedroom 3:

8'7" x 7'11" (2.62m x 2.41m)

Bathroom:

7'11" x 5'10" (2.41m x 1.78m) Comprising bath with shower attachment, wash hand basin, WC.

OUTSIDE

Front:

Area laid to lawn, planted beds, driveway providing off road parking, double gates providing access to rear garden.

Rear Garden:

Measures approximately 51' x 27' and comprises paved patio area, area laid to shingle, outside tap, outside power point, two log storage units, garden shed.

Office / Family Room:

17'9" x 7'4" (5.41m x 2.24m) Converted from the original garage and has been insulated and has power and light and hard wired internet.

OTHER INFORMATION

Tenure:

Freehold

Approximate Age:

1960's

Approximate Area:

102.3sqm/1101sqft

Sellers Position:

Looking for forward purchase

Heating:

Gas central heating

Windows:

UPVC double glazed windows

Loft Space:

Partially boarded with ladder connected

Infant/Junior School:

Hiltingbury Infant/Junior

Secondary School:

Thornden Secondary School

Council Tax:

Band D

Local Council:

Eastleigh Borough Council - 02380 688000

Ground Floor = 523 sq ft / 48.6 sq m
 First Floor = 448 sq ft / 41.6 sq m
 Office = 130 sq ft / 12.1 sq m
 Total = 1101 sq ft / 102.3 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		
(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: 1116663

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.



