



# 17 Charnwood Crescent, Chandler's Ford, SO53 5QN

£465,000

A well presented three bedroom semi detached family home that has been extended to create a well proportioned property offering flexible living accommodation. A large sitting room opens into a family room, with access to a utility room. Whilst to the rear, a stunning kitchen provides access to a cloakroom and dining room. The first floor provides three generous bedrooms and a bathroom. Charnwood Crescent provides convenient access to Hocombe Nature Reserve, Hiltingbury Recreation Ground and Tesco local and falls within catchment for Hiltingbury and Thornden Schools.

## ACCOMMODATION

### GROUND FLOOR

#### Entrance Porch:

#### Sitting Room:

18' x 13'6" (5.49m x 4.11m) Stairs to first floor.

#### Family Room:

8'10" x 8'9" (2.69m x 2.67m)

#### Utility Room:

8'11" x 6' (2.72m x 1.83m)

#### Kitchen/Breakfast Room:

12'3" x 10'5" (3.73m x 3.18m) Space for range style cooker, integrated extractor hood, integrated dishwasher, integrated fridge freezer, space for table and chairs.

#### Cloakroom:

4'5" x 3'6" (1.35m x 1.07m) White suite with chrome fittings comprising wash hand basin, WC.

#### Dining Room/Study:

9'11" x 8'10" (3.02m x 2.69m)

### FIRST FLOOR

#### Landing:

Access to loft space.

#### Bedroom 1:

12'2" x 9'10" (3.71m x 3.00m) Built in double wardrobe.

#### Bedroom 2:

9'11" x 9'1" (3.02m x 2.77m)

#### Bedroom 3:

8'9" x 7'10" (2.67m x 2.39m)

#### Bathroom:

7'9" x 5'11" (2.36m x 1.80m)

### OUTSIDE:

#### Front:

Area laid to lawn, large gravel driveway providing off road parking, side access to rear garden.

#### Rear Garden:

Measures approximately 48' x 32' and comprises paved patio area, area laid to lawn, planted beds, garden shed, outside tap.

### OTHER INFORMATION

#### Tenure:

Freehold

#### Approximate Age:

1960's

#### Approximate Area:

108sqm/1163sqft

#### Sellers Position:

Looking for forward purchase

#### Heating:

Gas central heating

#### Windows:

UPVC double glazed windows

#### Loft Space:

Fully boarded with ladder and light connected

#### Infant/Junior School:

Hiltingbury Infant/Junior School

#### Secondary School:

Thornden Secondary School

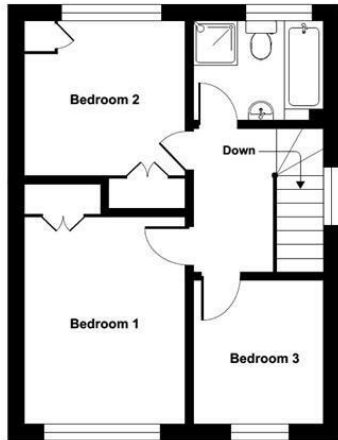
#### Council Tax:

Band D

#### Local Council:

Eastleigh Borough Council - 02380 688000

Ground Floor = 725 sq ft / 67.3 sq m  
 First Floor = 438 sq ft / 40.7 sq m  
 Total = 1163 sq ft / 108 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			83
(69-80) C		70	
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
<b>England &amp; Wales</b>		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: 1111517

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