



sparks ellison



# 40 Coach Hill Close, Chandler's Ford, SO53 1UA

£299,950

An attractive two bedroom cottage style home situated in this ever popular cul de sac close to local shops and Chandler's Ford's railway station. The property provides well proportioned accommodation including a kitchen, sitting/dining room overlooking the rear garden, two bedrooms and a bathroom. Externally there is a driveway and a garage at the front whilst to the rear is a pleasant south westerly facing rear garden overlooking the nature reserve. Coach Hill Close sits within catchment for Thornden School and is offered for sale with no forward chain.

## ACCOMMODATION

### GROUND FLOOR

#### Entrance Hall:

Stairs to first floor.

#### Kitchen:

9'10" x 5'10" (3.00m x 1.78m) Built in double oven, fitted gas hob, fitted extractor hood, integrated dishwasher, space for fridge freezer.

#### Sitting Room:

15'1" x 12' (4.60m x 3.66m) Under stairs storage cupboard.

### FIRST FLOOR

#### Landing:

Access to loft space.

#### Bedroom 1:

12' x 9'4" (3.66m x 2.84m)

#### Bedroom 2:

12' x 8'10" (3.66m x 2.69m) Built in airing cupboard.

#### Bathroom:

6'5" x 6'1" (1.96m x 1.85m) White suite comprising bath with power shower attachment, wash hand basin, WC.

### OUTSIDE

#### Front:

Planted border with slate clippings, pathway to front door, driveway providing off road parking.

#### Rear Garden:

Measures approximately 33' x 22' benefitting from a pleasant south westerly aspect with paved patio area and steps leading to a further area laid to timber deck, variety of plants and views across to nature reserve.

#### Garage:

16'6" x 8'3" (5.03m x 2.51m) With up and over door, power and light, plumbing for washing machine.

### OTHER INFORMATION

#### Tenure:

Freehold

#### Approximate Age:

1996

#### Approximate Area:

618sqft/57.4sqm

#### Sellers Position:

No Forward Chain

#### Heating:

Gas central heating

#### Windows:

UPVC double glazing

#### Infant/Junior School:

Chandler's Ford Infant/Merdon Junior School

#### Secondary School:

Thornden Secondary School

#### Council Tax:

Band C

#### Local Council:

Eastleigh Borough Council - 02380 688000

Ground Floor = 309 sq ft / 28.7 sq m (excludes garage)  
 First Floor = 309 sq ft / 28.7 sq m  
 Total = 618 sq ft / 57.4 sq m  
 For identification only - Not to scale



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			88
(81-91) B			
(69-80) C		68	
(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: 1129629

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