



SAFARI  
ALARM

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# 16 Honeysuckle Way, Chandler's Ford, SO53 4LR

£299,950

A modern two bedroom terrace property situated in a popular cul-de-sac location within catchment for both Knightwood and Thornden Schools. The property benefits from entrance hall, cloakroom, kitchen, sitting room, two bedrooms and family bathroom. Externally there is parking for two cars and an enclosed rear garden. Knightwood Park offers an array of facilities including Tesco Local, public house, health practices, leisure centre and a variety of woodland walks.

## ACCOMMODATION

### GROUND FLOOR

#### Open Porch:

Storage cupboard.

#### Entrance Hall:

Built in storage cupboard.

#### Cloakroom:

5'7" x 2'5" (1.70m x 0.74m) White suite comprising wash hand basin, WC.

#### Kitchen:

8'1" x 6'6" (2.46m x 1.98m) Built in oven, built in gas hob, fitted extractor hood, space and plumbing for washing machine, space for fridge freezer, boiler in cupboard.

#### Sitting Room:

15' x 12'6" (4.57m x 3.81m) Stairs to first floor, fireplace surround and hearth with electric fire.

### FIRST FLOOR

#### Landing:

Access to loft space.

#### Bedroom 1:

12'6" x 8'3" (3.81m x 2.51m) Built in airing cupboard.

#### Bedroom 2:

12'6" x 8'3" (3.81m x 2.51m)

#### Bathroom:

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

### OUTSIDE

#### Front:

Area laid to shingle.

#### Rear Garden:

Measures approximately 33' x 14'. Benefiting from a pleasant westerly aspect and comprises paved patio area, area laid to lawn, planted beds, garden shed, rear pedestrian access.

#### Parking:

To the front of the property there are 2 allocated parking spaces. One is directly opposite the property backing on to the bushes with the other located to the right of this space as you view from the house.

### OTHER INFORMATION

#### Tenure:

Freehold

#### Approximate Age:

1990's

#### Approximate Area:

612sqft/56.8sqm

#### Sellers Position:

No forward chain

#### Heating:

Gas central heating

#### Windows:

UPVC double glazed windows

#### Infant/Junior School:

Knightwood Primary School/St Francis C of E Primary School

#### Secondary School:

Thornden Secondary School

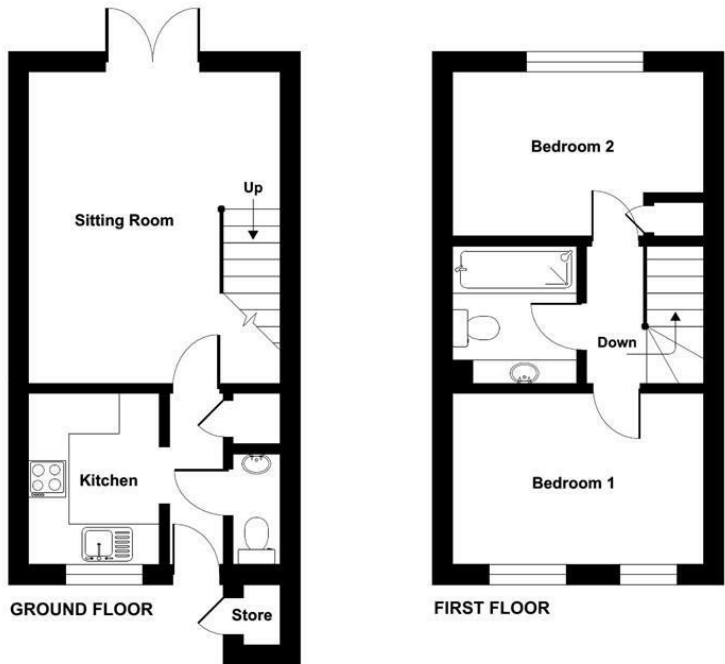
#### Council Tax:

Band C

#### Local Council:

Test Valley Borough Council - 01264 368000

Ground Floor = 306 sq ft / 28.4 sq m (excludes store)  
 First Floor = 306 sq ft / 28.4 sq m  
 Total = 612 sq ft / 56.8 sq m  
 For identification only - Not to scale



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			89
(81-91) B			
(69-80) C		69	
(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: 1159735

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