



sparks ellison

11 Maytree Road, Chandler's Ford, SO53 5RT

£550,000

A four bedroom detached family home that would benefit from some general updating and modernisation and is offered for sale with no forward chain. Maytree Road is a popular road situated in the heart of Hiltingbury and situated within catchment for both Hiltingbury and Thornden Schools. The property benefits from a sitting room, dining room, kitchen breakfast room and cloakroom on the ground floor along with the four first floor bedrooms. Externally there is a large front garden along with a 98' rear garden and garage. It also offers potential for extension subject to relevant planning permissions.

ACCOMMODATION

GROUND FLOOR

Entrance Hall:

Stairs to first floor, under stairs storage cupboard.

Cloakroom:

7'6" x 2'11" (2.29m x 0.89m) Comprising wash hand basin, WC.

Sitting Room:

15'5" x 15' (4.70m x 4.57m) Fireplace surround and hearth.

Dining Room:

9'7" x 9'3" (2.92m x 2.82m)

Kitchen/Breakfast room:

15'5" x 9' (4.70m x 2.74m) Floor standing boiler.

FIRST FLOOR

Landing:

Built in airing cupboard.

Bedroom 1:

15'5" x 11'6" (4.70m x 3.51m) Built in wardrobes.

Bedroom 2:

10'10" x 9'7" (3.30m x 2.92m)

Bedroom 3:

10'1" x 9'6" (3.07m x 2.90m)

Bedroom 4:

9' x 8' (2.74m x 2.44m)

Bathroom:

7'1" x 6'1" (2.16m x 1.85m) Comprising bath, wash hand basin, WC.

OUTSIDE

Front:

Area laid to lawn, planted bed, driveway providing off road parking and leading along side of the property to the garage.

Rear Garden:

Measures approximately 98' x 45' and comprises area laid to lawn, variety of mature plants, bushes, shrubs and trees, paved patio area, there is a large shed at the bottom of the garden with power and light.

Garage:

Up and over door, power and light.

OTHER INFORMATION

Tenure:

Freehold

Approximate Age:

1962

Approximate Area:

132.6sqm/1427sqft (Including garage)

Sellers Position:

No forward chain

Heating:

Oil based central heating

Windows:

Single glazed windows

Loft Space:

Partially boarded with light connected

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 = 629 sq ft / 58.5 sq m
 First Floor = 629 sq ft / 58.5 sq m
 Garage = 168 sq ft / 15.6 sq m
 Total = 1427 sq ft / 132.6 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 | | 72 |
| (55-68) D | | |
| (39-54) E | 49 | |
| (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). © nichicom 2024. Produced for Sparks Ellison. REF: 1135160

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