



sparks ellison

2a Ford Avenue, Chandler's Ford, SO53 3AZ

£425,000

A 1930's four bedroom detached chalet bungalow affording flexibility in the arrangement of the accommodation. The current sellers have it set up with two first floor bedrooms and a modern bathroom on the first floor and to the ground floor two good size double bedrooms, sitting room, study/dining room, kitchen/breakfast room, and two shower rooms. In addition to this, the property also benefits from a driveway for two cars and a rear garden with a pleasant south westerly aspect measuring approximately 64' in length. Ford Avenue is conveniently situated at the southern end of Chandlers Ford affording easy access to local amenities including schooling, the centre of Chandlers Ford and the M3 and M27 motorway network.

ACCOMMODATION

Ground Floor

Entrance Hall:

20'6" (6.25m) in length.

Sitting Room:

16' x 14' (4.88m x 4.27m) Fireplace with inset gas log style fire, dual aspect windows.

Study/Dining Room:

11'6" x 11'1" (3.51m x 3.38m) excluding door recess, stairs to first floor.

Kitchen/Breakfast Room:

13'8" x 12'9" (4.17m x 3.89m) Range of units with granite worktops, electric oven, gas hob with extractor hood over, integrated dishwasher and washing machine, space for fridge/freezer, space for table and chairs, double doors to rear garden.

Lobby:

Door to outside.

Shower Room:

Suite comprising shower cubicle, wash basin, wc, boiler, tiled floor.

Bedroom 1:

16'1" x 11'1" (4.90m x 3.38m) Double doors to rear garden.

Bedroom 2:

14'2" x 12'10" (4.32m x 3.91m) Dual aspect windows.

Shower Room:

Modern white suite comprising shower cubicle with glazed screen, wash basin with cupboard under, wc.

First Floor

Landing:

Eaves cupboard.

Bedroom 3:

11'2" x 8'2" (3.40m x 2.49m) (Approximate measurement) Built in wardrobe.

Bedroom 4:

11' x 8' (3.35m x 2.44m) Eaves cupboard.

Bathroom:

7'7" x 5'7" (2.31m x 1.70m) Modern white suite comprising bath with shower unit over and glazed screen, wash basin with cupboard under, wc.

OUTSIDE

Front:

To the front and side of the property is a driveway affording parking for two vehicles. The remainder of the front garden is lawned with retaining wall and side to path to front door and further area of garden.

Rear Garden:

The rear garden is an attractive feature of the property providing a pleasant south westerly aspect measuring approximately 64' in length. Adjoining the property is a deck leading onto a lawned area surrounded by well stocked shrubs and trees, garden shed.

OTHER INFORMATION

Tenure:

Freehold

Approximate Age:

1935

Approximate Area:

130.4sqm/1405sqft

Sellers Position:

Looking for forward purchase

Heating:

Gas central heating

Windows:

UPVC double glazed windows

Infant/Junior School:

Fryern Infant/Junior School

Secondary School:

Toynbee Secondary School

Local Council:

Eastleigh Borough Council - 02380 688000

Council Tax:

Band D



Denotes restricted head height

Ground Floor = 1091 sq ft / 101.3 sq m
First Floor = 295 sq ft / 27.4 sq m
Limited Use Area(s) = 19 sq ft / 1.7 sq m
Total = 1405 sq ft / 130.4 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		81
(69-80) C	71	
(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	

RICS Certified Property Measurer
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