





# 4 The Crossways, Chandler's Ford, SO53 3BU

£365,000

An exceptionally well presented three bedroom semi-detached home benefiting from a number of notable attributes to include a downstairs cloakroom, 17'6" x 14'8" living room, 14'9" x 9' kitchen/dining room opening onto the rear garden, main bedroom with en-suite shower room and off street parking for two cars. The Crossways is a small select development of homes constructed around 2003 situated at the southern end of Chandlers Ford and conveniently placed for access to the centre as well as the neighbouring towns and cities of Southampton, Winchester and Eastleigh and the M3 and M27 network.

## ACCOMMODATION

### Ground Floor

#### Entrance Hall:

Oak floor.

#### Cloakroom:

White suite with chrome fitments comprising wash basin, WC.

#### Sitting Room:

17'6" x 14'8" (5.33m x 4.47m) Oak floor, feature panelled wall, window shutters, stairs to first floor.

#### Kitchen/Dining Room:

14'9" x 9' (4.50m x 2.74m) Range of cream units, electric oven, gas hob with extractor hood over, space and plumbing for various appliances, tiled floor, cupboard housing boiler, under stairs cupboard, double doors to rear garden, space for table and chairs.

### First Floor

#### Landing:

Hatch to loft space, airing cupboard.

#### Bedroom 1:

11'7" x 8'6" (3.53m x 2.59m) Feature panelled wall, window shutters, built in wardrobe.

#### En-Suite:

White suite with chrome fitments comprising shower cubicle, wash basin, WC.

#### Bedroom 2:

10'7" x 8'6" (3.23m x 2.59m) Feature panelled wall.

#### Bedroom 3:

8'9" x 5'10" (2.67m x 1.78m) Window shutters.

#### Bathroom:

White suite with chrome fitments comprising bath with mixer tap and shower attachment, wash basin, WC.

## OUTSIDE

### Front:

To the front of the property is off street parking for two vehicles with side path and access to rear garden.

### Rear Garden:

Approximately 21'10" x 20'3" an attractive L shaped deck provides outdoor entertaining space leading to a summer house. Area of artificial grass. Enclosed by fencing.

## OTHER INFORMATION

### Tenure:

Freehold

### Approximate Age:

2005

### Approximate Area:

851sqft/78.9sqm (Including outbuildings)

### Sellers Position:

Looking for forward purchase

### Heating:

Gas central heating

### Windows:

UPVC double glazing

### Loft Space:

Partially boarded with ladder and light connected

### Infant/Junior School

Fryern Infant/Junior School

### Secondary School:

Toynbee Secondary School

### Local Council:

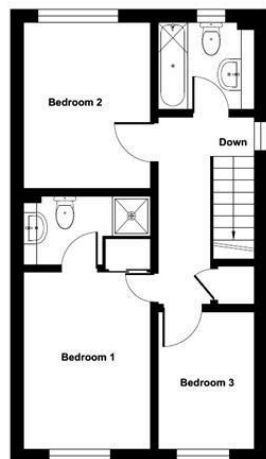
Eastleigh Borough Council - 02380 688000

### Council Tax:

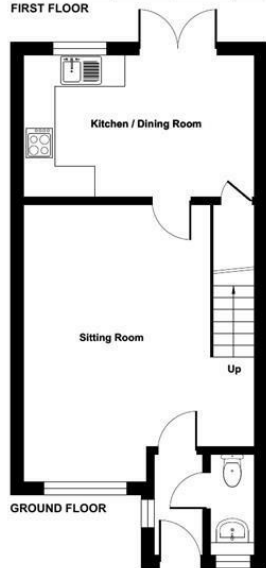
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### Agents Note:

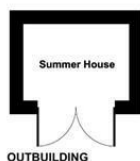
Please note that there is a contribution charge to the up keep of the road and communal areas amounting to approximately £340.00 per annum.



FIRST FLOOR

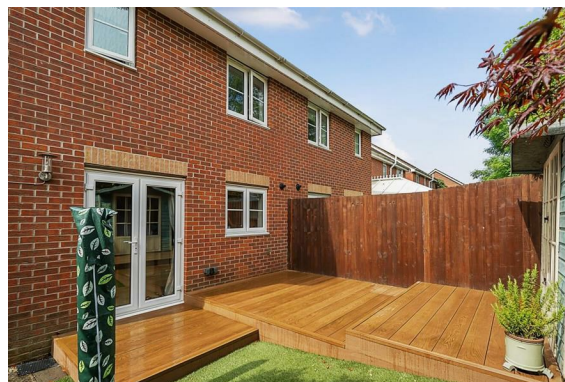
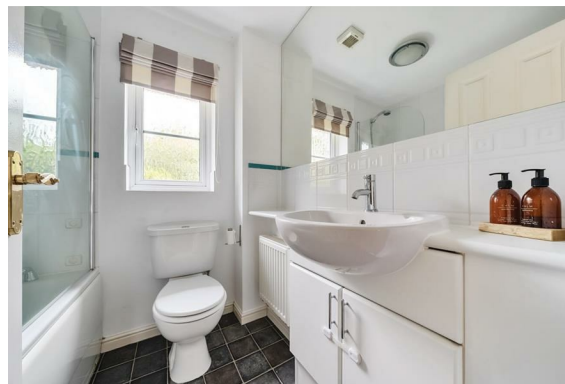


GROUND FLOOR



OUTBUILDING

Ground Floor = 424 sq ft / 39.3 sq m  
 First Floor = 394 sq ft / 36.6 sq m  
 Outbuildings = 33 sq ft / 3 sq m  
 Total = 851 sq ft / 78.9 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		75	
(69-80) C			
(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). © nrichcom 2024. Produced for Sparks Allison. REF: 1133773

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