



sparky ellison

9 Merdon Close, Chandler's Ford, SO53 1EF

£765,000

Set within a plot of approximately 0.24 of an acre is this four bedroom detached family home constructed in 1968 which has remained in the current family ever since and is now. The accommodation provides spacious well proportioned rooms and to the side a double garage. Over the years, many of the properties in Merdon Close have undergone considerable extensions and subject to the normal permissions number 9 could be modernised and transformed into a substantial family home. Merdon Close is a highly sought after road being a small quiet cul-de-sac set within Hiltingbury and within walking distance to the centre of Chandlers Ford, Hiltingbury lakes and local schools to include Thornden, offered for sale with no forward chain,

ACCOMMODATION

Ground Floor

Reception Hall:

Wood block flooring, stairs to first floor with cupboard under.

Sitting Room:

22' x 12'8" (6.71m x 3.86m) Patio doors to rear garden, fireplace.

Dining Room:

12' x 10'6" (3.66m x 3.20m)

Kitchen/Breakfast Room:

12' x 10'6" (3.66m x 3.20m) Range of units, space and plumbing for appliances, boiler, Osmosis water filtration unit.

Lobby/Utility Area:

21'4" x 4'6" (6.50m x 1.37m) Sink unit, radiator, doors to front and rear.

Shower Room:

Re-fitted modern suite comprising shower cubicle with glazed screen, wash basin with cupboard under, wc, under floor heating.

First Floor

Landing:

Bedroom 1:

13'4" x 12'8" (4.06m x 3.86m) Fitted wardrobe.

Bedroom 2:

12'1" x 10'6" (3.68m x 3.20m)

Bedroom 3:

12' x 10'6" (3.66m x 3.20m) Airing cupboard, hatch to loft space.

Bedroom 4:

12'8" x 6'4" Excluding recess (3.86m x 1.93m)

Bathroom:

Suite comprising bath, wash basin, wc.

OUTSIDE

The total plot extends to approximately 0.24 of an acre and represents an attractive feature of the property.

Front:

To the front of the property is a good-sized driveway affording off street parking for several vehicles leading to the double garage. The remainder of the front garden consists of lawned areas with flower and shrub borders and pathway to front door, side gate and access to rear garden.

Rear Garden:

To the rear and side of the property is a good sized garden together with outbuildings that include summer house and garden store with power connected.

Double Garage:

23'1" x 18'2" (7.04m x 5.54m) Electric roller door, light and power.

OTHER INFORMATION

Tenure:

Freehold

Approximate Age:

1968

Approximate Area:

2071sqft/192.4sqm (Including outbuilding and garage)

Sellers Position:

No forward chain

Heating:

Gas central heating

Windows:

UPVC double glazed windows

Loft Space:

Partially boarded with ladder and light connected

Infant/Junior School:

Chandlers Ford Infant School / Merdon Junior School

Secondary School:

Thornden School

Local Council:

Eastleigh Borough Council - 02380 688000

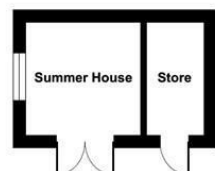
Council Tax:

Band F

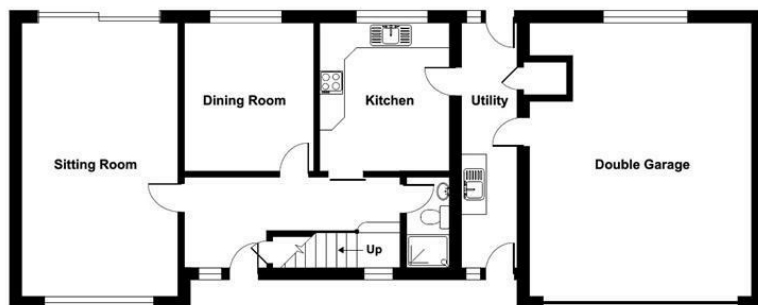
Ground Floor = 836 sq ft / 77.7 sq m
 First Floor = 717 sq ft / 66.6 sq m
 Garage = 386 sq ft / 35.8 sq m
 Outbuilding = 132 sq ft / 12.3 sq m
 Total = 2071 sq ft / 192.4 sq m
 For identification only - Not to scale



FIRST FLOOR



OUTBUILDING



GROUND FLOOR

Certified Property Measurer
 Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). © richcom 2024.
 Produced for Sparks Ellison. REF: 1137598



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

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