



sparkes ellison

53 The Crossways, Chandler's Ford, SO53 3BU

£375,000

A magnificent three bedroom semi detached home presented to an exceptionally high level throughout. The property affords a host of wonderful attributes to include a 17'8" x 14'8" sitting room, 14'8" x 9' re-fitted kitchen and and a 14'8" x 11'3" conservatory/dining room to the rear. On the first floor the main bedroom benefits from a modern en-suite shower room with two further bedrooms served by a modern bathroom. To the front of the property is parking for two vehicles and the rear garden has been delightfully landscaped with a deck, patio, artificial grass and sleeper edged borders. The Crossways is a small select development of homes situated at the southern end of Chandler's Ford affording easy access to the centre as well as the M3 & M27.

ACCOMMODATION

GROUND FLOOR

Entrance Hall:

Cloakroom:

Modern white suite comprising wash basin, w.c.

Sitting Room:

17'8" x 14'8" (5.38m x 4.47m) Stairs to first floor.

Kitchen:

14'8" x 9' (4.47m x 2.74m) Re-fitted range of light grey Shaker style units, electric oven, gas hob with extractor hood over, pull out bin storage, integrated washing machine and fridge freezer, cupboard housing boiler, understairs cupboard.

Conservatory/Dining Room:

14'8" x 11'3" (4.47m x 3.43m) Glass roof, radiator, space for table and chairs, space for sofa/desk, doors to rear garden.

FIRST FLOOR

Landing:

Hatch to loft space, airing cupboard.

Bedroom 1:

13'8" x 8'6" (4.17m x 2.59m)

En-suite:

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

Bedroom 2:

10'5" x 8'6" (3.18m x 2.59m)

Bedroom 3:

8'8" x 5'10" (2.64m x 1.78m)

Bathroom:

6'2" x 5'6" (1.88m x 1.68m) Modern white suite comprising bath with mixer tap and shower attachment, wash basin with cupboard under, w.c.

OUTSIDE

Front:

To the front of the property is a brick paved driveway affording off street parking with side path to rear garden.

Rear Garden:

Approximately 24' x 21'. Delightfully landscaped with a deck adjoining the property and steps down to an area of artificial grass and patio, sleeper edge borders, enclosed by fencing.

Agents Note:

Please note that there is a contribution charge to the up keep of the road and communal areas amounting to approximately £200.00 per annum.

OTHER INFORMATION

Tenure:

Freehold

Approximate Age:

2006

Approximate Area:

93.4sqm/1005sqft

Sellers Position:

Looking for forward purchase

Heating:

Gas central heating

Windows:

UPVC double glazed windows

Loft Space:

Partially boarded with ladder and light connected

Infant/Junior School:

Fryern Infant/Junior School

Secondary School:

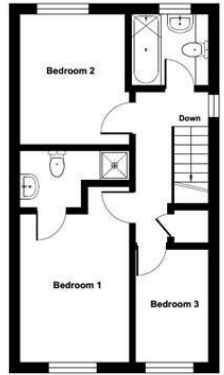
Toynbee Secondary School

Council Tax:

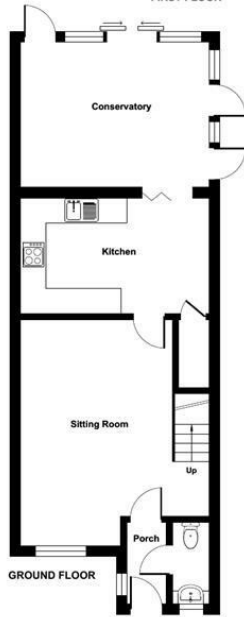
Band D

Local Council:

Eastleigh Borough Council - 02380 688000



FIRST FLOOR



GROUND FLOOR

Ground Floor = 606 sq ft / 56.2 sq m
 First Floor = 399 sq ft / 37 sq m
 Total = 1005 sq ft / 93.4 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			79
(69-80) C		66	
(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). © richcom 2024. Produced for Sparks Ellison. REF: 1177148

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