



74 Brownhill Road, Chandler's Ford, SO53 2EJ

£550,000

Conveniently situated within the heart of Chandler's Ford and within walking distance to Fryern Arcade shops, amenities, and bus services to Southampton and Winchester, 74 Brownhill Road is a spacious four bedroom detached family home offered for sale with no forward chain. The property benefits from a good sized frontage and parking for several vehicles with a double car port and rear garden that affords a delightful southerly aspect. The accommodation commences with a spacious 16'8" x 6'3" reception hall which together with the sitting room, dining room and study benefit from parquet flooring. In addition to this is a downstairs cloakroom and 18'4" kitchen/breakfast room. On the first floor are four generous bedrooms, three of which benefit from built in wardrobes together with the main family bathroom. A fabulous family home in a highly sought after location.

ACCOMMODATION

Ground Floor

Reception Hall:

16'8" x 6'3" (5.08m x 1.91m) Parquet floor, storage cupboard, stairs to first floor.

Cloakroom:

Wash basin, wc, tiled floor.

Sitting Room:

16'11" x 10'11" (5.16m x 3.33m) Parquet floor.

Dining Room:

11'9" x 10'8" (3.58m x 3.25m) Parquet floor, patio doors to rear garden.

Kitchen/Breakfast Room:

18'4" x 11'9" x 7'7" (5.59m x 3.58m x 2.31m) Range of fitted units, electric oven, electric hob with extractor hood over, space and plumbing for further appliances, space for table and chairs, door to outside.

Study:

6' x 5'4" (1.83m x 1.63m) Parquet floor.

First Floor

Landing:

Hatch to loft space

Bedroom 1:

14'8" x 11' (4.47m x 3.35m) Built in wardrobe.

Bedroom 2:

11'9" x 10'8" (3.58m x 3.25m)

Bedroom 3:

10'5" x 9'5" (3.18m x 2.87m) Built in wardrobe.

Bedroom 4:

9'10" x 7'7" (3.00m x 2.31m) Built in wardrobe.

Bathroom:

7'8" x 6'4" (2.34m x 1.93m) Excluding recess with bath inset, separate shower cubicle with glazed screen and electric shower, wash basin, wc, tiled floor.

OUTSIDE

Front:

To the front of the property is a good sized driveway affording parking for several vehicles leading to the double car port. Adjacent to this is a lawned area with planted borders, side access to rear garden.

Rear Garden:

Approximately 37' x 28'6" enjoying a pleasant southerly aspect. A patio adjoins the house with a pergola and vines leading onto a lawned area surrounded by flower and shrub borders enclosed by fencing, garden shed.

Car Port:

19'5" x 16'1" (5.92m x 4.90m)

OTHER INFORMATION

Tenure:

Freehold

Approximate Age:

Late 1960's

Approximate Area:

1366sqft/126.9sqm

Sellers Position:

No forward chain

Heating:

Gas central heating

Windows:

UPVC double glazing

Loft Space:

Partially boarded with light connected

Infant/Junior School:

Chandlers Ford Infant School / Merdon Junior School

Secondary School:

Toynbee Secondary School

Local Council:

Eastleigh Borough Council - 02380 688000

Council Tax:

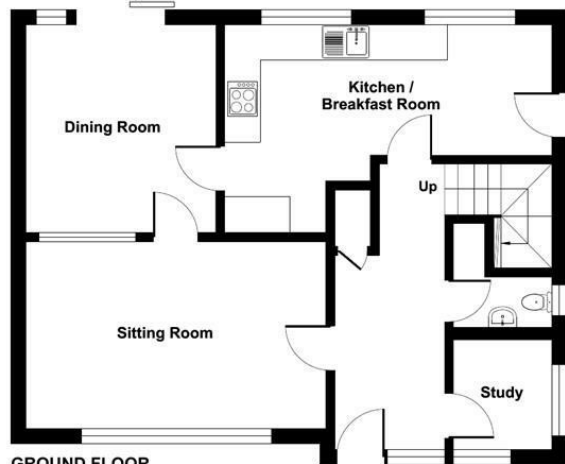
Band E



Ground Floor = 683 sq ft / 63.45 sq m
 First Floor = 683 sq ft / 63.45 sq m
 Total = 1366 sq ft / 126.9 sq m
 For identification only - Not to scale



FIRST FLOOR



GROUND FLOOR

Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). © nichicom 2024. Produced for Sparks Ellison. REF: 1180633



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			
(69-80) C		72	83
(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	

94 Winchester Road, Chandler's Ford, Hampshire, SO53 2GJ

Sales: t: 02380 255333 e: property@sparksellison.co.uk
 Lettings: t: 02380 018518 e: lettings@sparksellison.co.uk

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