



# 1 Walnut Close, Chandler's Ford, SO53 5RQ

£450,000

A semi-detached family home in a sought after and well established cul-de-sac in the heart of Hiltingbury offered For Sale with no forward chain and sitting within Hiltingbury and Thornden School catchments. The property has been altered on the first floor to provide four bedrooms that share a family bathroom. On the ground floor there is a large sitting/dining room that is complemented by a kitchen/breakfast room at the rear which leads into a conservatory. There is the added benefit of a ground floor cloakroom. There is an attractive 48' rear garden along with long driveway leading to a garage.

## ACCOMMODATION

### GROUND FLOOR

#### Entrance Hall:

Stairs to first floor.

#### Cloakroom:

5'1" x 3'4" (1.55m x 1.02m) Wash hand basin, WC.

#### Sitting/Dining Room:

18'3" max x 16' (5.56m max x 4.88m)

#### Kitchen/Breakfast Room:

15'1" x 12'2" (4.60m x 3.71m) Built in double oven, built in electric hob, fitted extractor hood, integrated fridge/freezer, integrated dishwasher, space and plumbing for washing machine, breakfast bar, under stairs storage cupboard, larder cupboard.

#### Conservatory:

10'8" x 7' (3.25m x 2.13m)

### FIRST FLOOR

#### Landing:

Built in airing cupboard, access to loft space.

#### Bedroom 1:

11'9" x 10' (3.58m x 3.05m) Built in wardrobe with no door.

#### Bedroom 2:

10'3" x 6'11" (3.12m x 2.11m) Built in wardrobe.

#### Bedroom 3:

10'10" x 7'10" (3.30m x 2.39m)

#### Bedroom 4:

9'9" max x 7'10" (2.97m x 2.39m)

#### Bathroom:

8'1" x 5'8" (2.46m x 1.73m) Bath with shower over, wash hand basin and low level WC inset to vanity unit..

### OUTSIDE

#### Front:

Area laid to lawn, driveway providing off road parking leading along side of the property providing access to rear garden.

#### Rear Garden:

Measures approximately 48' x 25' Outside tap, area laid to lawn, variety of mature plants and shrubs, area laid to timber deck, paved area.

#### Garage:

17'3" x 8'2" (5.26m x 2.49m) With up and over door, power and light.

### OTHER INFORMATION

#### Tenure:

Freehold

#### Approximate Age:

1964

#### Approximate Area:

1190sqft/110.5sqm

#### Sellers Position:

No forward chain

#### Heating:

Gas central heating

#### Windows:

UPVC double glazed windows

#### Loft Space:

Partially boarded with light connected

#### Infant/Junior School:

Hiltingbury Infant/Junior School

#### Secondary School:

Thornden Secondary School

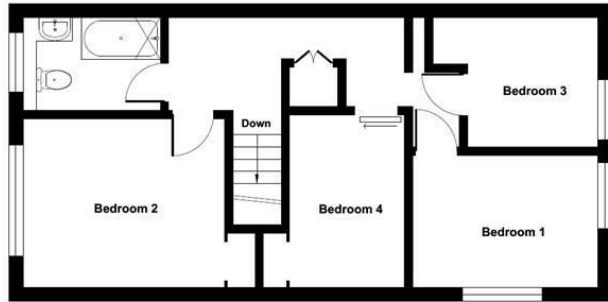
#### Council Tax:

Band D

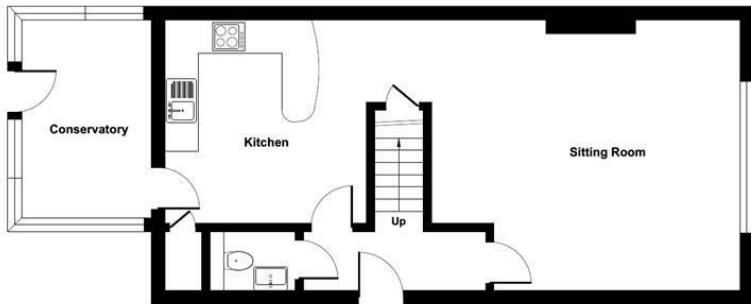
#### Local Council:

Eastleigh Borough Council - 02380 688000

Ground Floor = 645 sq ft / 59.9 sq m  
 First Floor = 545 sq ft / 50.6 sq m  
 Total = 1190 sq ft / 110.5 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			84
(69-80) C		70	
(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). © richiecom 2024. Produced for Sparks Ellison. REF: 1180010

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

Sales: t: 02380 255333 e: [property@sparksellison.co.uk](mailto:property@sparksellison.co.uk)  
 Lettings: t: 02380 018518 e: [lettings@sparksellison.co.uk](mailto:lettings@sparksellison.co.uk)

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