



sparks ellison



# 311 Leigh Road, Chandler's Ford, SO53 3AS

£475,000

A beautifully presented, and deceptively spacious, three bedroom chalet bungalow situated towards the southern end of Chandler's Ford and benefiting from a southerly facing mature rear garden with a detached two storey double garage at the rear. The master bedroom sits on the first floor and boasts an en suite shower room whilst there are two further ground floor bedrooms. A large, central Dining Room provides access through to the Sitting Room and Conservatory with a beautiful Kitchen also overlooking the rear garden. The rear garden is a real feature of the property providing an array of mature plants along with optional seating areas. An added bonus is the detached double garage at the rear that provides a first floor room that could be utilised in a number of different ways.

## ACCOMMODATION

### GROUND FLOOR

#### Entrance Porch:

**Entrance Hall:**  
Built in airing cupboard housing boiler.

**Dining Room:**  
16'9" x 10'11" max (5.11m x 3.33m max) Stairs to First Floor.

**Sitting Room:**  
17'5" x 13' (5.31m x 3.96m) Fireplace surround and hearth with electric fire.

**Conservatory:**  
12'11" x 10'9" (3.94m x 3.28m)

**Kitchen:**  
13'7" x 9'2" (4.14m x 2.79m) Space and point for cooker, space and plumbing for washing machine, integrated extractor hood, integrated dishwasher, space for fridge freezer, breakfast bar.

**Bedroom 2:**  
11' plus bay x 10' (3.35m plus bay x 3.05m)

**Bedroom 3:**  
11' plus bay x 10' (3.35m plus bay x 3.05m)

**Bathroom:**  
7'11" x 6'8" (2.41m x 2.03m) Comprising bath with shower over, wash hand basin, wc.

### FIRST FLOOR

**Bedroom 1:**  
33'8" x 14'5" max (10.26m x 4.39m max) Built in wardrobes, access to eaves.

**En Suite:**  
8'9" x 7' (2.67m x 2.13m) Comprising shower in cubicle, wash hand basin, wc.

### OUTSIDE

**Front:**  
Gravel driveway providing off road parking, side access to rear garden.

#### Rear Garden:

The rear garden measures approximately 79' from back of house to garage x 34' and benefits from a southerly aspect comprising paved patio area, area laid to timber deck, area laid to lawn, variety of mature plants, bushes shrubs and trees, garden shed, greenhouse.

**Garage:**  
21'1" x 21' (6.43m x 6.40m) With electric up and over door, power and light with a first floor level measuring 21'8" x 11'.

## OTHER INFORMATION

**Tenure:**  
Freehold

**Approximate Age:**  
1927

**Approximate Area:**  
1485sqft/137.9sqm

**Sellers Position:**  
Looking for forward purchase

**Heating:**  
Gas central heating

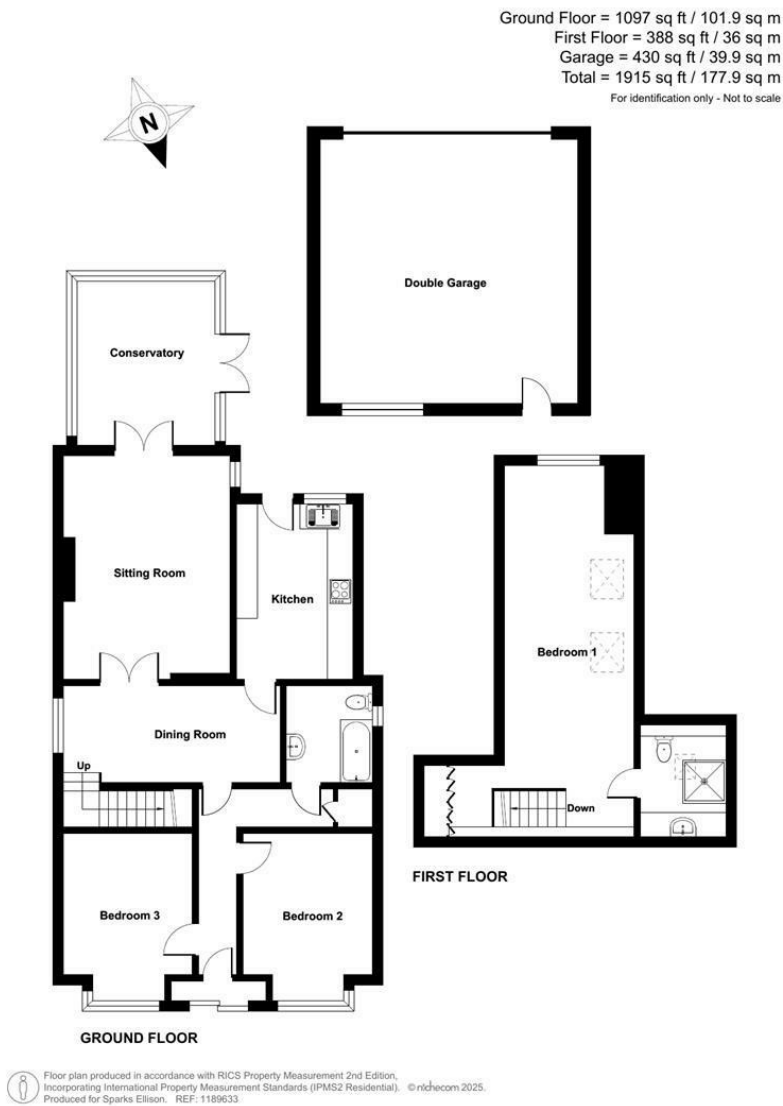
**Windows:**  
UPVC double glazed windows

**Loft Space:**  
Fully boarded with light connected

**Local Council:**  
Eastleigh Borough Council - 02380 688000

**Council Tax:**  
Band D

**Agents Note:**  
If you have an offer accepted on a property we will need to, by law, conduct Anti Money Laundering Checks. There is a charge of £60 including vat for these checks regardless of the number of buyers involved.



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		<b>83</b>
(69-80) <b>C</b>		
(55-68) <b>D</b>	<b>59</b>	
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
<b>England &amp; Wales</b>		EU Directive 2002/91/EC

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)

While we endeavour to make our sales particulars fair, accurate and reliable, they are only a general guide to the property and, accordingly, if there is any point which is of particular importance to you please contact the office and we will be pleased to check it for you, especially if you are contemplating travelling some distance to view the property. These approximate room sizes are only intended as general guidance. You must verify the dimensions carefully before ordering carpets or any built in furniture. Please note we have not tested the services or any of the equipment or appliances in this property, accordingly we strongly advise prospective buyers to commission their own survey or service report before finalising their offer to purchase. These particulars are issued in good faith but do not constitute representations of fact or form part of any offer or contract. The matters referred to in these particulars should be independently verified by prospective buyers or tenants. Neither Sparks Ellison nor any of its employees or agents has any authority to make or give any representation or warranty whatever in relation to this property. Your home is at risk if you do not keep up repayments on a mortgage or other loan secured on it. Written quotations available on request. All loans secured on property. Life assurance usually required.



