



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

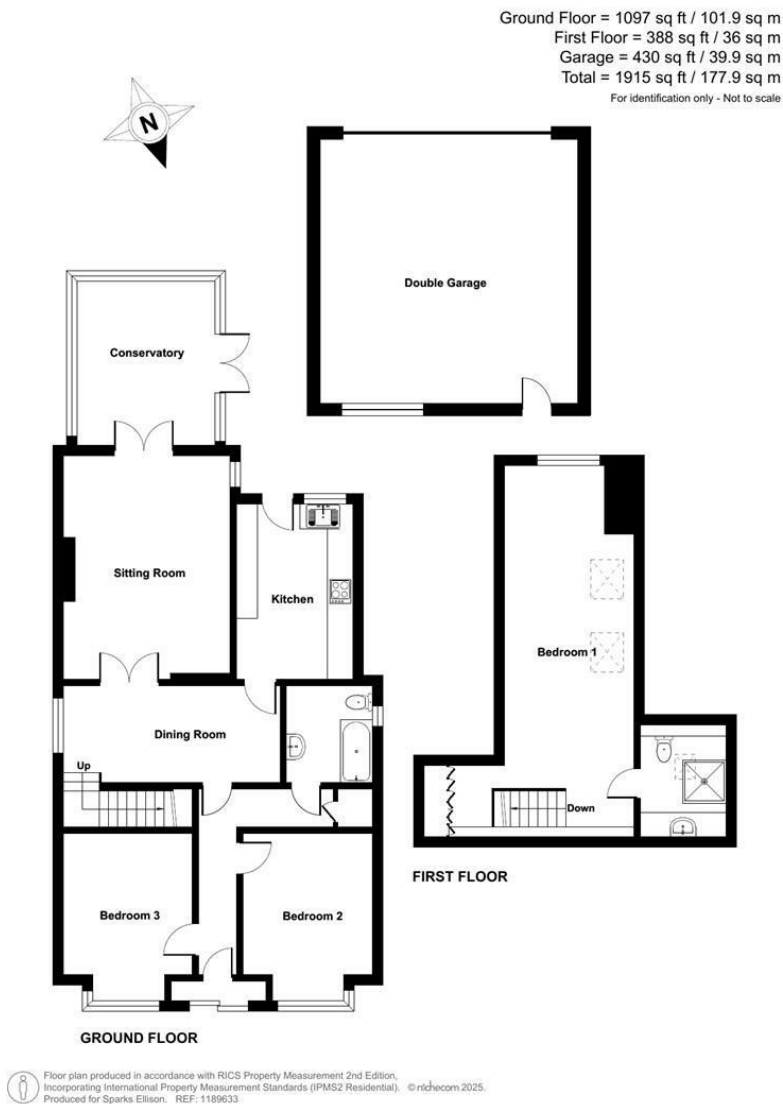
Windows:
UPVC double glazed windows

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) A		
(81-91) B		83
(69-80) C		
(55-68) D	59	
(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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