



20 Medway Drive, Chandler's Ford, SO53 4SR

£599,950

A wonderful four bedroom family home situated in a small cul-de-sac on the edge of Valley Park. The property is presented in excellent condition throughout affording a host of notable features the highlights of which are the re-fitted 24'3" kitchen/dining room, separate utility, sitting room with open fireplace and study on the ground floor, perfect for home working. On the first floor are four generous bedrooms together with a modern en-suite and family bathroom. The property occupies a good sized corner plot and driveway that affords parking for three vehicles, leading to a larger than average single garage measuring 17' x 12'9". Valley Park provides a range of shops and amenities in Pilgrims Close together with a recreation centre on Knightwood Park and woodland walks. The house also falls within the catchments for the popular Hiltingbury and Thornden Schools.

ACCOMMODATION

Ground Floor

Reception Hall:

Stairs to first floor with cupboard under.

Cloakroom:

Modern white suite comprising wash basin with cupboard under, wc.

Sitting Room:

14'7" x 11'7" (4.45m x 3.53m) Open fireplace.

Kitchen/Dining Room:

24'3" x 8'9" x 7'3" (7.39m x 2.67m x 2.21m) The kitchen area is re-fitted with a comprehensive range of modern grey gloss units, electric double oven, induction hob with extractor hood over, integrated dishwasher, space for American style fridge/freezer. The dining area affords space for table and chairs with double doors to rear garden.

Utility Room:

7' x 6' (2.13m x 1.83m) Extensive range of wall to wall fitted matching cupboards, space and plumbing for appliances, boiler cupboard, door to rear garden.

Study:

8'7" x 8'8" (2.62m x 2.64m) Wooden floor.

First Floor

Landing:

Hatch to loft space, airing cupboard.

Bedroom 1:

11'8" x 11'2" (3.56m x 3.40m) Measurement up to a range of wall to wall fitted wardrobes.

En-Suite Shower Room:

8'6" x 3'8" (2.59m x 1.12m) Modern white suite comprising double width shower cubicle with glazed screen, wash basin with cupboard under, wc.

Bedroom 2:

14'7" x 8'3" (4.45m x 2.51m) Built in wardrobe.

Bedroom 3:

9'10" x 9'3" (3.00m x 2.82m) Built in wardrobe.

Bedroom 4:

8'6" x 8'2" (2.59m x 2.49m)

Bathroom

7' x 5'5" (2.13m x 1.64m) A modern white suite comprising P shaped with mixer tap and separate shower unit over, glazed screen, wash basin, wc, tiled floor.

OUTSIDE

Front:

To the front of the property is a good sized lawned area with well stocked planting. To the side of the property is a good sized driveway affording parking for three vehicles leading to the garage and gate to rear garden.

Rear Garden:

Approximately 33' x 32'6" enjoying a pleasant south easterly aspect. Adjoining the house is patio leading onto a lawned area surrounded and enclosed by well stocked flower and shrub borders and walling.

Garage:

17' x 12'9" (5.18m x 3.89m) Light and power, roof storage space, door to rear garden.

OTHER INFORMATION

Tenure:

Freehold

Approximate Age:

1980's

Approximate Area:

119.1sqm/1283sqft

Sellers Position:

Looking for forward purchase

Heating:

Gas central heating, solar panels fitted in late 2022 and can deliver just over 5KW on a sunny day (back up battery by separate negotiation)

Windows:

UPVC double glazing

Loft Space:

Partially boarded with light connected

Infant/Junior School:

St Francis Primary School / Hiltingbury Infant/Junior School

Secondary School:

Thornden Secondary School

Local Council:

Test Valley Borough Council 01264 368000

Council Tax:

Band E

Agents Note:

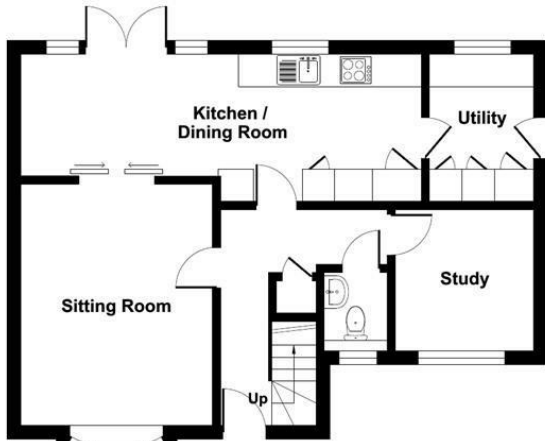
Please note that the current seller has paid for and ordered all new soffits and fascias due to be fully replaced soon.



Ground Floor = 645 sq ft / 59.9 sq m
 First Floor = 638 sq ft / 59.2 sq m
 Total = 1283 sq ft / 119.1 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). © nrichcom 2024. Produced for Sparks Ellison. REF: 1191978



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B		83	85
(69-80) C			
(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	

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