



sparks ellison

# 2 Park Road, Chandler's Ford, SO53 2EU

£725,000

An attractive five bedroom detached Victorian family home situated close to the centre of Chandler's Ford. The master bedroom benefits from an en-suite and dressing room with the four other bedrooms sharing the family bathroom. On the ground floor there are four reception rooms along with a kitchen/breakfast room and cloakroom with the family room at the rear providing excellent space for family life. Externally there is plenty of space for off road parking at the front and a pleasant enclosed rear garden.

## ACCOMMODATION

### GROUND FLOOR

#### Entrance Porch:

#### Entrance Hall:

Stairs to first floor, wooden floorboards, under stairs storage cupboard.

#### Sitting Room:

15'6" max plus bay x 12'11" (4.57m plus bay x 3.94m) Feature fireplace surround and hearth.

#### Study:

13'4" max x 9'10" (4.06m max x 3.00m) Wooden floorboards.

#### Dining Room:

14'11" x 12'10" (4.55m x 3.91m) Fitted log burner with hearth and mantle, wooden floorboards.

#### Family Room:

19'4" x 16'4" (5.89m x 4.98m) Wooden floorboards.

#### Kitchen/Breakfast Room:

22'3" x 9'11" (6.78m x 3.02m) Space for Range style cooker, fitted extractor hood, integrated dishwasher, integrated fridge, integrated freezer, space and plumbing for washing machine, space for tumble dryer, space for fridge freezer, space for table and chairs, cupboard housing boiler.

#### Rear Lobby:

Door to rear garden and door to cloakroom.

#### Cloakroom:

4'9" x 3'11" (1.45m x 1.19m) White suite with chrome fittings comprising wash hand basin with cupboard under, w.c.

### FIRST FLOOR

#### Landing:

Wooden floorboards, access to loft space.

#### Bedroom 1:

14'11" x 12'11" (4.55m x 3.94m) Door to roof terrace.

#### Dressing Room:

7'4" max x 6'4" (2.24m max x 1.93m) With hanging rails for clothes.

#### En-suite:

7'3" x 6'1" (2.21m x 1.85m) White suite with chrome fittings comprising shower in cubicle, wash hand basin with cupboard under, w.c.

#### Bedroom 2:

12'9" plus recess x 9'11" (3.89m plus recess x 3.02m) Built in wardrobe.

#### Bedroom 3:

13'4" x 9'11" (4.06m x 3.02m) Ornate fireplace surround.

#### Bedroom 4:

12'2" x 9'11" (3.71m x 3.02m)

#### Bedroom 5:

12'11" x 7'3" (3.94m x 2.21m)

#### Bathroom:

8'2" x 5'10" (2.49m x 1.78m) White suite with chrome fittings comprising bath with shower over, wash hand basin with cupboard under, w.c., heated towel rail.

### OUTSIDE

#### Front:

Large block paved driveway providing off road parking for several vehicles, variety of mature plants, bushes, shrubs and trees, side pedestrian access to rear garden.

#### Rear Garden:

A triangular garden with maximum measurements of 77' x 45'. Benefits from a blocked paved patio area with outside tap, area laid to lawn, variety of mature plants, bushes, shrubs and trees, garden shed.

#### Garage:

17'7" x 11'2" (5.36m x 3.40m) With up and over door, power and light.

### OTHER INFORMATION

#### Approximate Age:

1900's

#### Approximate Area:

2620sqft/243.3sqm (Including garage)

#### Heating:

Gas central heating

#### Windows:

UPVC double glazed windows

#### Infant/Junior School:

Chandlers Ford Infant School/Merdon Junior School

#### Secondary School:

Toynbee Secondary School

#### Council Tax:

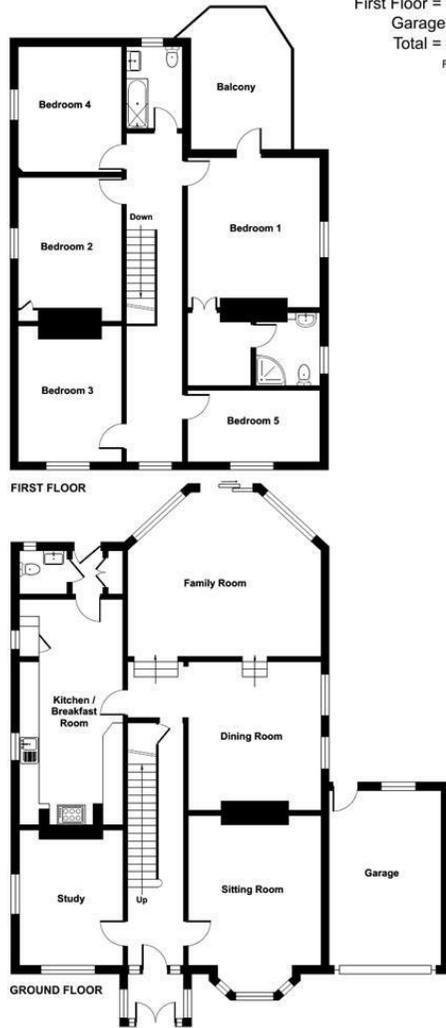
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#### Local Council:

Eastleigh Borough Council - 02380 688000



Ground Floor = 1349 sq ft / 125.3 sq m  
 First Floor = 1079 sq ft / 100.2 sq m  
 Garage = 192 sq ft / 17.8 sq m  
 Total = 2620 sq ft / 243.3 sq m  
 For identification only - Not to scale



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		72
(55-68) <b>D</b>	55	
(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	

Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). © richiecom 2024. Produced for Sparks Ellison. REF: 1187547

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