



# 26 Malcolm Road, Chandlers Ford, SO53 5BG

£669,000

A 1950's three bedroom detached bungalow occupying a wonderful plot of approximately 0.25 of an acre and a generous rear garden measuring approximately 105' in length. Malcolm Road is a highly desirable location situated within the heart of Hiltingbury affording pleasant established surroundings and within walking distance to a range of shops on Hiltingbury Road, Hiltingbury Lakes, Thornden School and bus services to Southampton and Winchester. Easy access can also be gained to junction 12 of the M3, Southampton and Winchester. Subject to the normal consents the property lends itself to creating a substantial family house similar to others that have been created in the road over the last few years.

## ACCOMMODATION

### Reception Hall:

Hatch to loft space, laminate wood floor, cupboard housing boiler.

### Sitting/Dining Room:

25' X 12' (7.62m X 3.66m) Fireplace surround, laminate wood floor, double doors to rear garden.

### Kitchen:

10' x 8'11" (3.05m x 2.72m) Re-fitted range of grey shaker style units with brass fittings and quartz worktops, built in electric oven and gas hob, integrated dishwasher and washing machine, space for upright fridge/freezer, door to outside.

### Bedroom 1:

15'3" x 12' (4.65m x 3.66m) Bay window.

### Bedroom 2:

12' x 11' (3.66m x 3.35m)

### Bedroom 3:

8'10" x 8'6" (2.69m x 2.59m)

### Bathroom:

6'3" x 5'4" (1.91m x 1.63m) Suite comprising bath with shower unit over, wash basin, wc.

## OUTSIDE

The total plot extends to approximately 0.25 of an acre and represents a particularly attractive feature of the property.

### Front:

To the front and side of the bungalow is a good sized driveway affording parking for several vehicles and adjacent to this a good sized lawed area surrounded by mature planting and low level walling and hedging. Access via the side of the property to the rear garden.

### Rear Garden:

Approximately 105' in length enjoying a pleasant westerly aspect. Adjoining the property is a large paved terrace with low level retaining wall leading onto a good sized lawned area surrounded by well stocked borders and enclosed by mature hedging and fencing, two garden sheds, greenhouse.

### Detached Garage:

28' x 10'3" (8.53m x 3.12m) Electric door to the front, light and power.

## OTEHR INFORMATION

### Tenure:

Freehold

### Approximate Age:

Circa 1956

### Approximate Area:

959sqft/89sqm

### Sellers Position:

No forward chain

### Heating:

Gas central heating

### Windows:

UPVC double glazing

### Infant/Junior School:

Chandlers Ford Infant School / Merdon Junior School

### Secondary School:

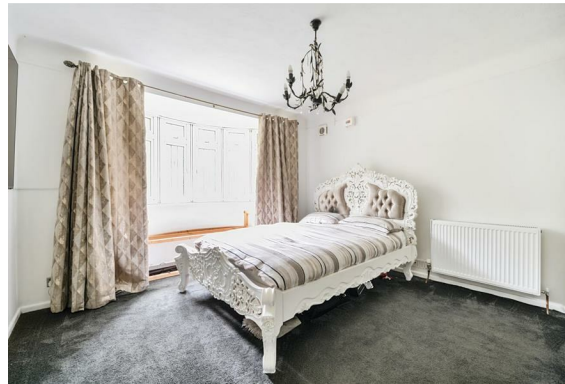
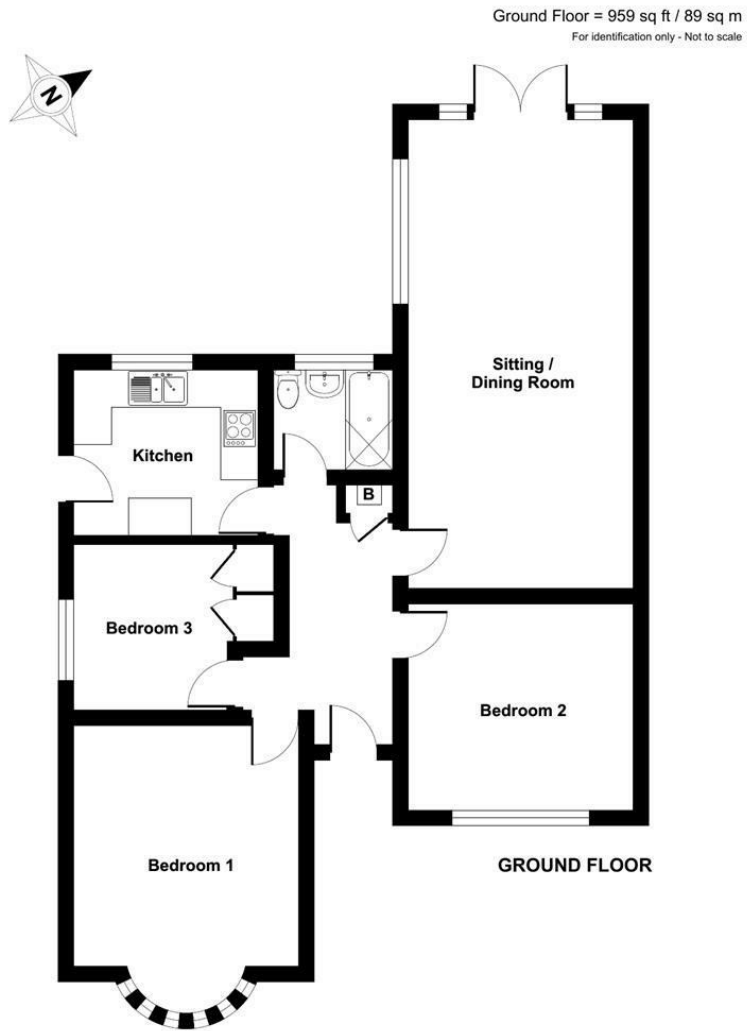
Thornden Secondary School

### Local Council:

Eastleigh Borough Council - 02380 688000

### Council Tax:

Band D



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			82
(69-80) C			
(55-68) D		55	
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
<b>England &amp; Wales</b>		EU Directive 2002/91/EC	

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