



sparks ellison



42 Hemlock Way, Chandler's Ford, SO53 4LT

£400,000

An exceptional three bedroom home presented to a very high standard throughout affording spacious well proportioned accommodation over two floors. The ground floor has been cleverly converted to a wonderful modern contemporary open plan design with a re-fitted white gloss kitchen opening to a living/dining space with oak floor throughout. On the first floor are three good size bedrooms and re-fitted shower room together with family bathroom. The property occupies a pleasant location facing a wooded area with a landscaped rear garden measuring approximately 36ft in length. The location also affords convenient access to local parks and woodland walks together with Knightwood Leisure Centre and a range of shops and amenities in Pilgrims Close.

ACCOMMODATION

Ground Floor

Open Porch:

Front door to:

Entrance Lobby:

Oak floor.

Kitchen:

16'4" x 6'2" (4.98m x 1.88m) Built in electric oven, built in electric hob, fitted extractor hood, breakfast bar, integrated dishwasher, integrated fridge, integrated freezer, oak floor, open plan to:

Sitting/Dining Room:

20' x 18' (6.10m x 5.49m) Oak floor throughout, double doors to rear garden, stairs to first floor.

Bathroom/Utility Room:

8'7" x 6'2". Comprising multi function spa bath / shower, wash hand basin, we, plumbing for washing machine, tiled walls, tiled floor.

First Floor

Landing:

Hatch to loft space.

Bedroom 1:

10'10" x 10'8" (3.30m x 3.25m) Built in double wardrobe.

En-Suite:

6'2" x 5'6" (1.88m x 1.68m) Re-fitted modern white suite with chrome fitments comprising corner shower cubicle, wash basin with cupboard under, w.c., tiled walls and floor.

Bedroom 2:

10'3" x 9'4" (3.12m x 2.84m) Excluding 6'5" recess providing a useful area for a desk, built in double wardrobe.

Bedroom 3:

8'9" x 8'4" (2.67m x 2.54m)

Bathroom:

7'8" x 6'10" (2.34m x 2.08m) Suite comprising bath with mixer tap and shower attachment, wash basin, w.c., tiled floor, cupboard housing boiler.

OUTSIDE

Front:

Driveway affording off street parking and adjacent artificial lawned area.

Rear Garden:

Approximately 36' x 19. Paved patio area, area laid to artificial lawn, area laid to timber deck, circular patio, area laid to slate chippings, rear pedestrian access.

Storage Room:

8'1" x 5'1" (2.46m x 1.55m) (Front section of former garage).

OTHER INFORMATION

Tenure:

Freehold

Approximate Age:

1990's

Approximate Area:

98.6sqm/1062sqft (Including garage)

Sellers Position:

No Forward Chain.

Heating:

Gas central heating

Windows:

UPVC double glazing

Loft Space:

Boarded with ladder and light connected

Infant/Junior School:

Knightwood Primary/St.Francis Primary School

Secondary School:

Toynbee Secondary School

Council Tax:

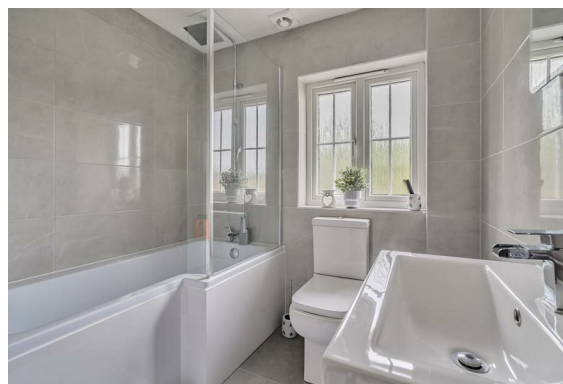
Band C

Local Council:

Test Valley Borough Council - 01264 368000



Ground Floor = 504 sq ft / 46.8 sq m  
 First Floor = 516 sq ft / 48 sq m  
 Garage = 42 sq ft / 4 sq m  
 Total = 1062 sq ft / 98.6 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>		<b>81</b>
(69-80) <b>C</b>	<b>69</b>	
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
England & Wales		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.





