



7 Maytree Road, Chandlers Ford, SO53 5RT

£600,000

A four bedroom detached family home situated in a popular location within the heart of Hiltingbury and benefitting from kitchen/breakfast room, sitting room, dining room and study area on the ground floor along with four bedrooms, en suite and bathroom on the first floor. Externally there is a good size driveway providing off road parking along with a garage and an impressive 93' rear garden. The property falls within catchment for Hiltingbury and Thornden Schools and is offered for sale with no forward chain.

ACCOMMODATION

GROUND FLOOR

Entrance Hall:

Stairs to first floor, under stairs storage cupboard.

Cloakroom:

5'7" x 2'11" (1.70m x 0.89m) White suite with chrome fittings comprising wash hand basin, w.c.

Sitting Room:

17'7" x 12'11" (5.36m x 3.94m) Fireplace surround and hearth with inset electric fire.

Dining Room:

11'1" x 9'5" (3.38m x 2.87m)

Study Area:

10'2" x 8' max (3.10m x 2.44m max)

Kitchen/Breakfast Room:

12'11" x 10'11" (3.94m x 3.33m) Built in double oven, built in four ring gas hob, fitted extractor hood, integrated fridge freezer, space and plumbing for dishwasher, fitted breakfast bar, wall mounted boiler.

Utility Room:

6'8" x 3' (2.03m x 0.91m) Space and plumbing for washing machine,

First Floor

Landing:

Bedroom 1:

13' x 10'11" (3.96m x 3.33m)

En-Suite:

5'6" max x 4'8" max (1.68m max x 1.42m max) White suite with chrome fittings comprising shower in cubicle, wash hand basin, w.c.

Bedroom 2:

13' max x 10'9" max (3.96m max x 3.28m max)

Bedroom 3:

9'9" x 9'4" (2.97m x 2.84m)

Bedroom 4:

10'2" x 7'5" (3.10m x 2.26m)

Bathroom:

6'4" x 6'2" plus recess to door (1.93m x 1.88m plus recess to door) White suite with chrome fittings comprising bath with shower over, wash hand basin, w.c.

OUTSIDE

Front:

Area laid to lawn with mature tree, outside tap, driveway providing off road parking for several vehicles and providing access along side of the property to the rear garden.

Rear Garden:

Measures approximately 93' from sitting room x 35' and comprises paved patio area, area laid to lawn, area laid to bark, planted beds, mature trees, garden shed with power and light.

Garage:

19'8" x 9'4" (5.99m x 2.84m) With up and over door, power and light.

OTHER INFORMATION

Tenure:

Freehold

Approximate Age:

1960

Approximate Area:

129sqm/1308sqft

Sellers Position:

No forward chain

Heating:

Gas central heating

Windows:

UPVC double glazing

Infant/Junior School:

Hiltingbury Infant/Junior School

Secondary School:

Thornden Secondary School

Local Council:

Eastleigh Borough Council - 02380 688000

Council Tax:

Band E



Ground Floor = 742 sq ft / 68.9 sq m
 First Floor = 574 sq ft / 53.3 sq m
 Total = 1316 sq ft / 122.2 sq m
 For identification only - Not to scale



Floor plan produced in accordance with RICS Property Measurement 2nd Edition, incorporating International Property Measurement Standards (IPMS2 Residential). © rcbocom 2024. Produced for Sparks Ellison. REF: 1208293



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D		65	78
(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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