



sparks ellison

130 Kingsway, Chandler's Ford, SO53 5DN

£850,000

An attractive and deceptively spacious chalet style home situated in one of Chandler's Ford's most sought after locations. The property sits on an attractive corner plot measuring approximately 0.27 acres with the gardens surrounding all four sides. The ground floor provides extensive accommodation, including a sitting room, kitchen/dining room, utility/boot room, two bedrooms, a bathroom and separate cloak room whilst the first floor provides two bedrooms and a wet room. Externally, the attractive gardens are complemented by two driveways, one which would very much suit the storage of a motorhome or caravan. There is also a double garage. Kingsway sits within catchment for Thornden School.

ACCOMMODATION

GROUND FLOOR

Entrance Hall:

Stairs to first floor, under stairs storage cupboard.

Cloakroom:

5'3" x 3'2" (1.60m x 0.97m) Comprising wash hand basin, WC.

Bathroom:

9'7" x 6'6" (2.92m x 1.98m) Comprising bath with shower attachment, wash hand basin, WC.

Sitting Room:

17' x 12'3" (5.18m x 3.73m)

Kitchen/Dining Room:

27'7" max x 15'3" max (8.41m max x 4.65m) Built in oven, built-in gas hob, fitted extractor hood, integrated dishwasher, space for fridge freezer, integrated microwave, space for table and chairs, tiled floor.

Utility/Boot Room:

14'9" x 9'1" (4.50m x 2.77m) Space and plumbing for washing machine, space for tumble dryer, wall mounted boiler, tiled floor, door to garage.

Bedroom1:

15' x 12'6" (4.57m x 3.81m)

Bedroom 2:

15' x 12'5" (4.57m x 3.78m)

FIRST FLOOR

Landing:

Bedroom 3:

16'2" x 16' (4.93m x 4.88m) Built in storage cupboard, access to eaves

Bedroom 4:

12' x 11'6" plus recess (3.66m x 3.51m plus recess) Built in storage cupboard.

Wet Room:

10'3" x 4'4" (3.12m x 1.32m) Comprising shower area, wash hand basin, WC, tiled floor, tiled walls.

OUTSIDE

The property sits within a well maintained and attractive plot measuring approximately 0.27 acres. . To the front there is an area laid to lawn with pathway to front door along with a variety of mature bushes and shrubs and a block paved driveway providing off road parking. To the left hand side of the property is an area laid to lawn with gravel driveway, accessible via Grosvenor Road, which provides space for a motor home/caravan . There are also mature borders and trees. To the right hand side of the property is an area laid to lawn with planted bed whilst to the rear of the property is a large paved patio area, mature bushes shrubs and trees along with a garden shed

OTHER INFORMATION

Tenure:

Freehold

Approximate Age:

1936

Approximate Area:

208.3sqm/2242sqft (Including garage)

Sellers Position:

Looking for forward purchase

Heating:

Gas central heating

Windows:

UPVC double glazed windows

Loft Space:

Partially boarded with light connected

Infant/Junior School:

Chandler's Ford Infant/Merdon Junior School

Secondary School:

Thornden Secondary School

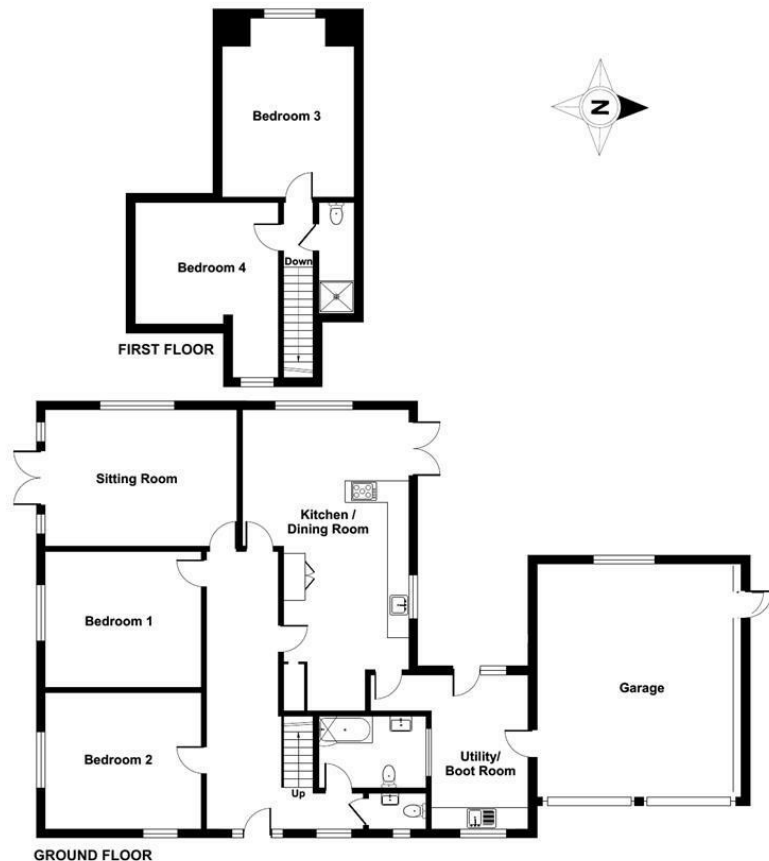
Council Tax:

Band F

Local Council:

Eastleigh Borough Council - 02380 688000

Ground Floor = 1432 sq ft / 133 sq m
 First Floor = 462 sq ft / 42.9 sq m
 Garage = 399 sq ft / 37.1 sq m
 Total = 2293 sq ft / 213 sq m
 For identification only - Not to scale



Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). © richcom 2024. Produced for Sparks Ellison. REF: 1198026



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

94 Winchester Road, Chandler's Ford, Hampshire, SO53 2GJ

Sales: t: 02380 255333 e: property@sparksellison.co.uk
 Lettings: t: 02380 018518 e: 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.



