



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

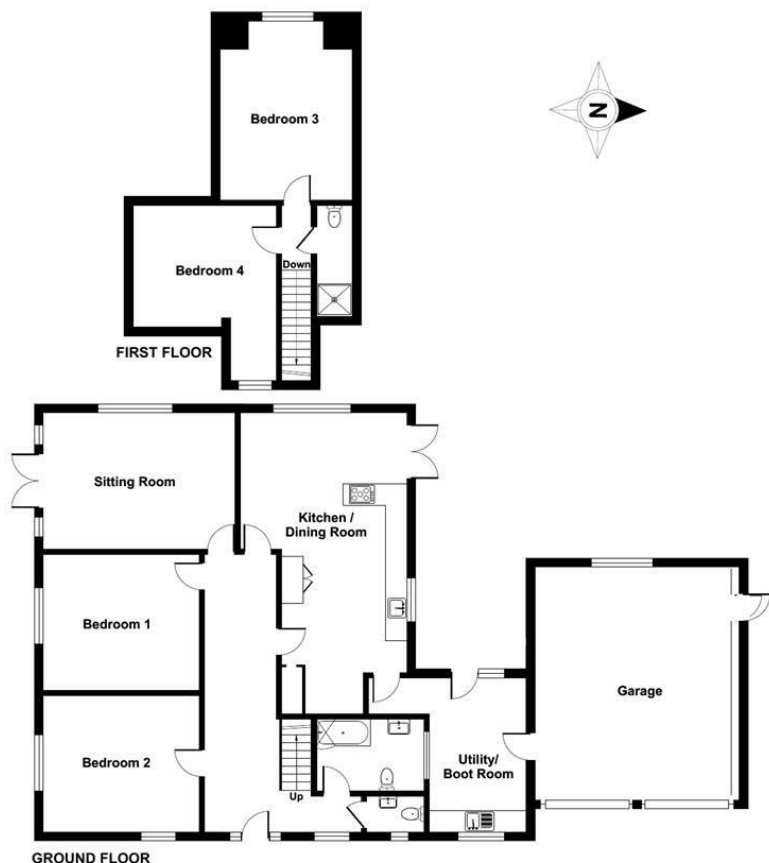
The property sits within a well maintained and attractive plot measuring approximately 0.27 acres. . To the front there is an area laid to lawn with pathway to front door along with a variety of mature bushes and shrubs and a block paved driveway providing off road parking. To the left

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

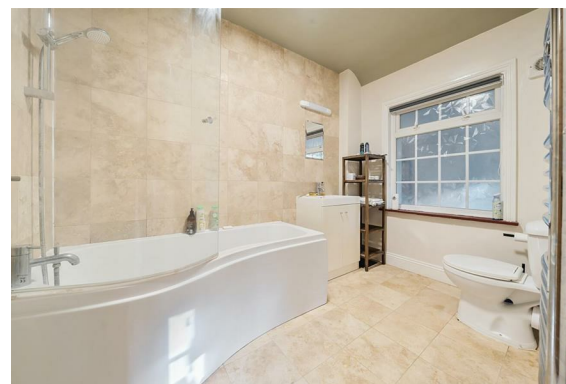
OTHER INFORMATION

- 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
- Agents Note:**
If you have an offer accepted on a property we will need to, by law, conduct Anti Money Laundering Checks. There is a charge of £60 including vat for these checks regardless of the number of buyers involved.

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	

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