



26 Trevose Crescent, Chandler's Ford, SO53 3EA

£535,000

A beautifully appointed chalet style home situated towards the southern end of Chandler's Ford. The property has been extensively refurbished by the current owners to provide a welcoming, relaxing and homely feel with well proportioned rooms and a super open plan living space that sees the sitting room open up into the stunning kitchen/dining room which enjoys access to the side garden and rear gardens. The ground floor boasts two bedrooms and a superb shower room. There is a wonderful first floor bedroom along with another beautiful bathroom. Externally, there are well maintained gardens that extend along the front, side and rear of the property along with driveway parking to the front and rear as well as a garage.

ACCOMMODATION

GROUND FLOOR

Entrance Hall:

Stairs to first floor, oak flooring.

Sitting Room:

22'3" x 12'9" (6.78m x 3.89m) Fitted gas fire, oak flooring.

Kitchen/Dining Room:

22'3" x 9'10" (6.78m x 3.00m) Built in double oven, built in microwave, built in induction hob, fitted extractor hood, integrated dishwasher, integrated fridge freezer, integrated washing machine, space for table and chairs, oak flooring.

Bedroom 2:

11'11" x 9'11" (3.63m x 3.02m) Twin built in double wardrobes, Oak flooring.

Bedroom 3:

9'11" x 8'7" to wardrobes (3.02m x 2.62m to wardrobes) Fitted wardrobes, oak flooring.

Shower Room:

5'11" x 5'6" (1.80m x 1.68m) Comprising shower in cubicle, wash hand basin, wc, tiled walls, tiled floors.

FIRST FLOOR

Bedroom 1:

18'5" x 12'11" (5.61m x 3.94m) Built in storage cupboards, oak flooring.

En Suite:

9'2" max x 8'11" max (2.79m max x 2.72m max) Comprising spa bath, shower in cubicle, wash hand basin, wc, tiled floor, tiled walls.

OUTSIDE

Front:

Area laid to artificial lawn, planted borders, side access to rear garden, steps to front door, block paved driveway providing off road parking.

Side Garden:

Comprises area laid to artificial lawn, paved patio area, garden shed, gate providing side pedestrian access.

Rear Garden:

Comprises paved patio area, area laid to timber deck, variety of mature plants and shrubs, To the rear of the garden is a further driveway providing off road parking and leading to the garage.

OTHER INFORMATION

Tenure:

Freehold

Approximate Age:

1959

Approximate Area:

131.8sqm/1419sqft (Including garage)

Sellers Position:

Looking for forward purchase

Heating:

Gas central heating

Windows:

UPVC double glazed windows

Infant/Junior School:

Fryern Infant/Junior School

Secondary School:

Toynbee Secondary School

Council Tax:

Band D

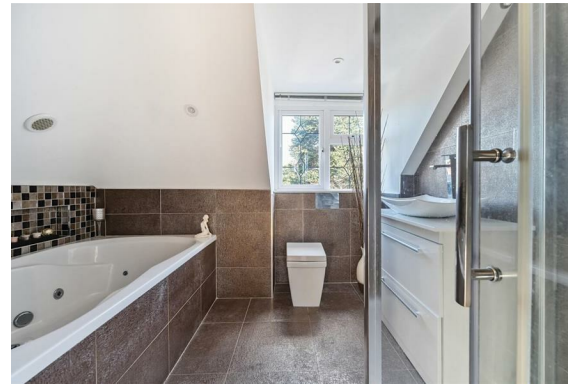
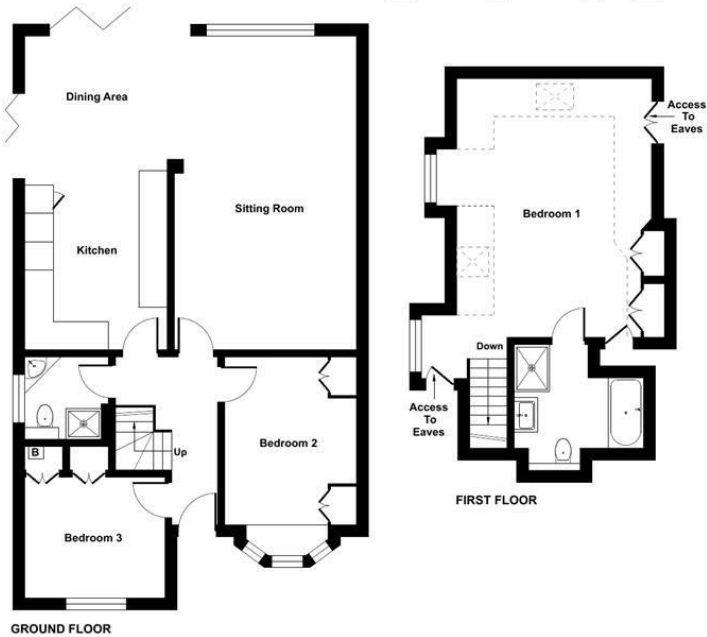
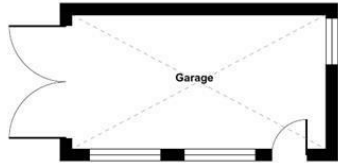
Local Council:

Eastleigh Borough Council - 02380 688000



Ground Floor = 877 sq ft / 81.4 sq m
 First Floor = 265 sq ft / 24.6 sq m
 Garage = 171 sq ft / 15.8 sq m
 Limited Use Area(s) = 106 sq ft / 9.8 sq m
 Total = 1419 sq ft / 131.8 sq m
 For identification only - Not to scale

Denotes restricted head height



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			83
(69-80) C		62	
(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	

Floor plan produced in accordance with RICS Property Measurement 2nd Edition, Incorporating International Property Measurement Standards (IPMS2 Residential). © nrcheom 2024. Produced for Sparks Ellison. REF: 1203315

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