



sparks ellison

28 Pantheon Road, Chandler's Ford, SO53 2NS

£375,000

A spacious three bedroom home situated in the ever popular Scantabout area which is conveniently placed within walking distance to the local Scantabout School, Thornden Secondary School, the centre of Chandler's Ford and bus services to Southampton and Winchester. The property itself benefits from highlights such as a 17' x 13'3" sitting room leading onto a conservatory, re-fitted ground floor cloakroom, 16'2" kitchen/breakfast room, three good sized bedrooms and outside a resin bonded driveway to the front and a rear garden that measures approximately 103' in length.

ACCOMMODATION

Ground Floor

Reception Hall:
Stairs to first floor.

Cloakroom:
Re-fitted modern white suite comprising wash basin with cupboard under, wc, tiled floor.

Sitting Room:
17' x 13' (5.18m x 3.96m) Excluding recess, with under stairs storage area.

Conservatory
11'2" x 8'10" (3.40m x 2.69m) Double doors to rear garden.

Kitchen/Breakfast Room:
16'2" x 8'3" (4.93m x 2.51m) Range of fitted units, space and plumbing for appliances, space for table and chairs.

Utility Room:
8'10" x 8'6" (2.69m x 2.59m) Space and plumbing for appliances, boiler, door to store room (please note that this has been converted from the rear end of the garage).

First Floor

Landing:
Hatch to loft space.

Bedroom1:
12'10" x 9'9" (3.91m x 2.97m)

Bedroom 2:
12'7" x 9' (3.84m x 2.74)

Bedroom 3:
9'10" x 6'10" (3.00m x 2.08m)

Bathroom:
7'7" x 6'2" (2.31m x 1.88m) White suite comprising bath, separate shower cubicle with glazed screen, wash basin, wc.

OUTSIDE

Front:
To the front of the property is a resin bonded driveway affording off street parking with pathway to front door.

Rear Garden:
A particularly attractive feature of the property measuring approximately 103' in length. Adjoining the house is a paved terrace leading onto an area of artificial grass with picket fence and gate to further section of the garden, garden shed, enclosed by fencing, planted borders.

Store Room:
8'8" x 8'6" (2.64m x 2.59m) electric roller door.

OTHER INFORMATION

Tenure:
Freehold

Approximate Age:
1974

Approximate Area:
1175sqft/109sqm

Sellers Position:
Looking for forward purchase

Heating:
Gas central heating

Windows:
UPVC double glazing

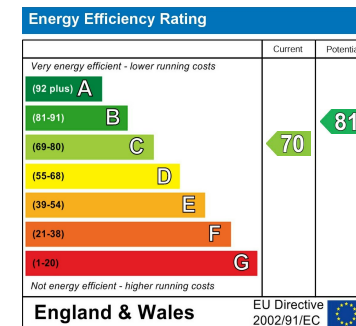
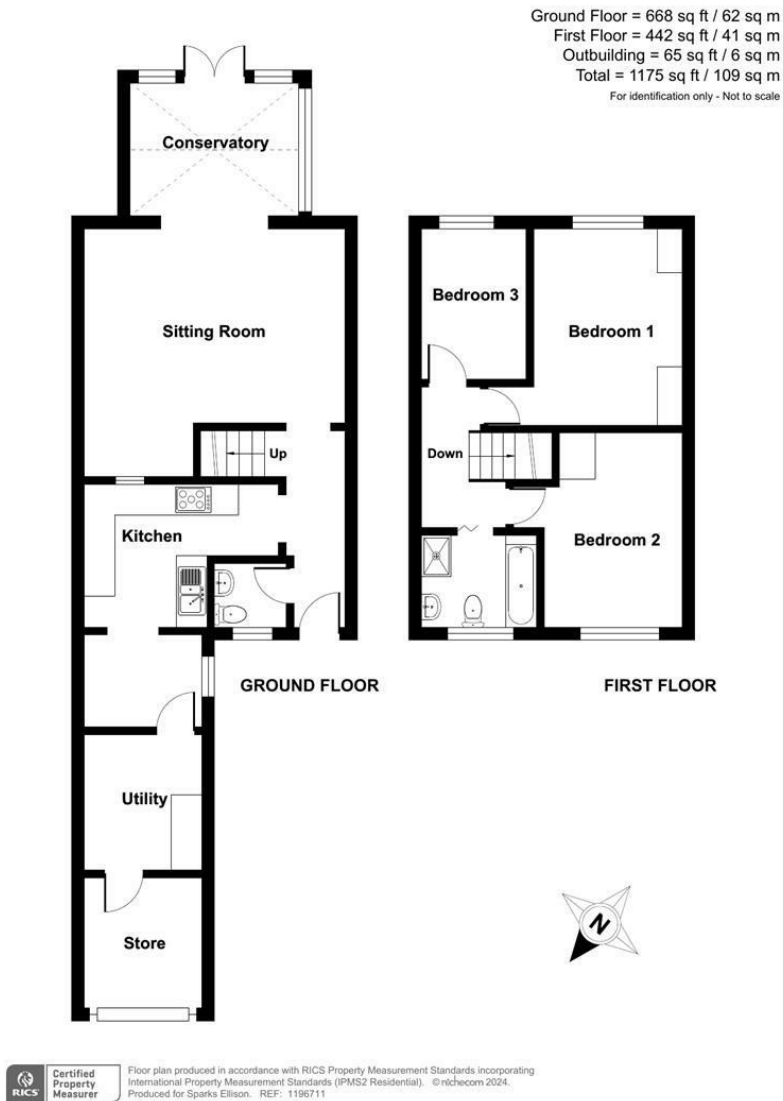
Loft Space:
Partially boarded with ladder and light connected

Infant/Junior School:
Scantabout Primary School

Secondary School:
Thornden Secondary School

Local Council:
Eastleigh Borough Council - 02380 688000

Council Tax:
Band C



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