



se sparks ellison
For Sale
023 8025 5333 sparksellison.co.uk

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est. 2003

14 The Crossways, Chandler's Ford, SO53 3BU

£345,000

A modern well presented modern three bedroom semi-detached home forming part of this popular development situated towards the southern end of Chandler's Ford. The property is offered for sale with no forward chain and benefits from a hallway and downstairs cloakroom, spacious sitting room, kitchen/dining room to the rear, main bedroom with en-suite, two further bedrooms and bathroom. Further attributes include off street parking to the front and a rear garden with a pleasant southerly aspect.

ACCOMMODATION

Ground Floor:

Entrance Hall:

Cloakroom:

Wash basin, wc.

Sitting Room:

17'7" x 14'7" (5.36m x 4.45m) Stairs to first floor, fireplace with electric fire.

Kitchen/Dining Room:

14'7" x 9'7" (4.45m x 2.92m) Range of shaker style units, eclectic oven, electric hob with extractor hood over, space and plumbing for further appliances, space for table and chairs, under stairs cupboard, double doors to rear garden.

First Floor

Landing:

Hatch to loft space, airing cupboard.

Bedroom 1:

13'4" x 8'5" (4.06m x 2.57m)

En-Suite Shower Room:

White suite comprising shower cubicle with glazed screen, wash basin, wc.

Bedroom 2:

10'6" x 8'1" (3.20m x 2.46m)

Bedroom 3:

8'8" x 5'10" (2.64m x 1.78m)

Bathroom:

6'3" x 5'6" (1.91m x 1.68m) White suite comprising bath with mixer tap and shower attachment, wash basin with cupboard under, wc.

OUTSIDE

Front:

To the front of the property is off street parking, pathway to front door, lawned area and planted border, side path and gate to rear garden.

Rear Garden:

Approximately 31' in length enjoying a pleasant southerly aspect. Adjoining the property is a

slate chipping area with steps up to a deck and planted border and further steps up to a gravelled area, planted borders and garden shed.

Parking

Driveway and allocated parking to the front of the property.

OTHER INFORMATION

Tenure:

Freehold

Approximate Age:

2005

Approximate Area:

824sqft/76.5sqm

Sellers Position:

No forward chain

Heating:

Gas central heating

Windows:

UPVC double glazing

Loft Space:

Partially boarded

Agents Note:

Please note that there is a contribution charge to the up keep of the road and communal areas.

Infant/Junior School:

Fryern Infant/Junior School

Secondary School:

Toynbee Secondary School

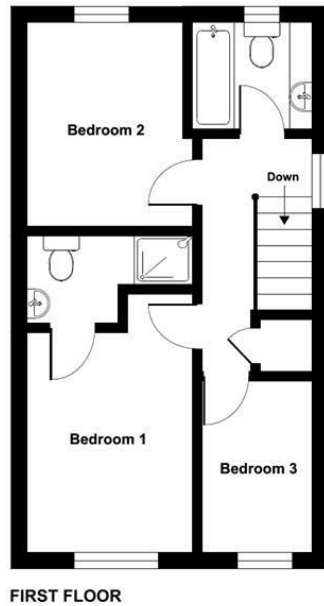
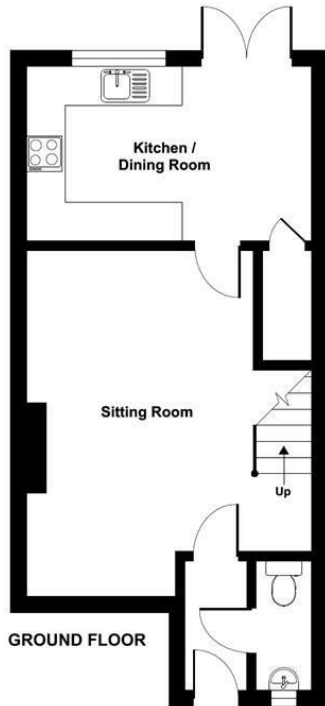
Local Council:

Eastleigh Borough Council - 02380 688000

Council Tax:

Band D

Ground Floor = 423 sq ft / 39.3 sq m
 First Floor = 401 sq ft / 37.2 sq m
 Total = 824 sq ft / 76.5 sq m
 For identification only - Not to scale



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	

Floor plan produced in accordance with RICS Property Measurement 2nd Edition, Incorporating International Property Measurement Standards (IPMS2 Residential). © richcom 2024. Produced for Sparks Ellison. REF: 1216086

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