



sparks ellison

19 Westwood Gardens, Chandler's Ford, SO53 1FN

£475,000

A well presented four bedroom detached home conveniently situated within Hiltingbury and within walking distance to the picturesque Hiltingbury Lakes, Chandler's Ford, Merdon and Thornden Schools as well as the centre of Chandler's Ford and bus services to Southampton and Winchester. Offered for sale with no forward chain, particular highlights of this home are the spacious 18'10" x 12'2" sitting room and 26'3" kitchen/dining room on the ground floor as well as a spacious master bedroom with built in wardrobes. The property also benefits from a garage to the rear and garden measuring approximately 45'10" x 34'8".

ACCOMMODATION

GROUND FLOOR

Entrance Porch:

Reception Hall:

Stairs to first floor with cupboard under.

Cloakroom:

Re-fitted white suite comprising wash basin with cupboard under, w.c.

Sitting Room:

18'10" x 12'2" (5.74m x 3.71m) Gas coal effect fire with granite hearth and suspended wooden mantle, bow window, double doors to dining area.

Kitchen/Dining Room:

26'3" x 9'4" (8.00m x 2.84m) The kitchen area is fitted with a range of cream coloured Shaker style units, built in electric oven, microwave, gas hob with extractor hood over, integrated dishwasher and washing machine, space for up-right fridge freezer, cupboard housing boiler, broom cupboard, door to outside. The dining area affords space for table and chairs and patio doors to rear garden.

FIRST FLOOR

Landing:

Hatch to loft space, airing cupboard.

Bedroom 1:

12'5" x 12'2" (3.78m x 3.71m) Built in wardrobe, distant views over treetops.

Bedroom 2:

12'3" x 7'2" extending to 10'11" (3.73m x 2.18m extending to 3.33m) Distant views over treetops.

Bedroom 3:

9'6" x 7'9" excluding door recess (2.90m x 2.36m excluding door recess)

Bedroom 4:

9'5" x 6'6" (2.87m x 1.98m)

Bathroom:

8'6" x 5'9" (2.59m x 1.75m) White suite comprising bath with shower unit over and glazed screen, wash basin with cupboard under, w.c.

OUTSIDE

Front:

To the front of the property is a lawned area and planted borders with pathway to front door and side path and gate to rear garden.

Rear Garden:

Approximately 45'10" x 34'8". Adjoining the house is a paved path with retaining wall leading to a gravelled area and lawned area surrounded by planted borders and enclosed by fencing.

Parking:

To the side of the property is a parking space measuring 14'8" x 8'8". The fence could also be removed to create additional parking.

Garage:

16'6" x 8'4" (5.03m x 2.54m)

OTHER INFORMATION

Tenure:

Freehold

Approximate Age:

1970's

Approximate Area:

121.9sqm/1313sqft (Including garage)

Sellers Position:

No forward chain

Heating:

Gas central heating

Windows:

UPVC double glazed windows

Loft Space:

Partially boarded with ladder and light connected

Infant/Junior School:

Chandler's Ford Infant/Merdon Junior School

Secondary School:

Thornden Secondary School

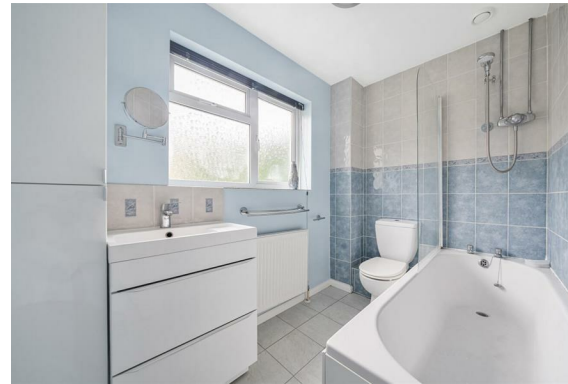
Council Tax:

Band E

Local Council:

Eastleigh Borough Council - 02380 688000

Ground Floor = 605 sq ft / 56.2 sq m
 First Floor = 572 sq ft / 53.1 sq m
 Garage = 136 sq ft / 12.6 sq m
 Total = 1313 sq ft / 121.9 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			82
(69-80) C			
(55-68) D		59	
(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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