



24 Highfield Road, Chandler's Ford, SO53 2JT

£389,950

A delightful three bedroom semi-detached home extended to the ground floor to provide additional accommodation that includes a study, ideal for home working. In addition to this the kitchen/dining room has been extended which together with the sitting room completes the ground floor. On the first floor are three bedrooms and re-fitted bathroom. The property is located on a highly desirable no through road with number 24 occupying an enviable location backing onto playing fields and landscaped rear garden with westerly aspect. Highfield Road is conveniently placed within walking distance to the centre of Chandler's Ford and all its amenities to include local schooling.

ACCOMMODATION

Ground Floor

Porch:

Sliding double glazed doors to inner front door opening to entrance hall.

Entrance Hall:

13'9" max x 6'2" (4.19m max x 1.88m) Turning staircase to first floor, under stairs storage cupboard, wooden floor.

Sitting Room:

14'10" x 11'2" (4.52m x 3.40m) Wooden floor, fireplace with gas coal effect fire.

Kitchen/Dining Room:

14'11" x 8'9" (4.55m x 2.67m) Additional area of kitchen representing the L shaped measurement of 10'7" x 6'10" (3.23m x 2.08m) The kitchen is comprehensively fitted with a range of units, integrated electric oven, gas hob with extractor hood over, space and plumbing for washing machine and dishwasher, space for table and chairs, door to outside.

Study:

9'5" x 7' (2.87m x 2.13m)

First Floor

Landing:

Hatch to loft space.

Bedroom 1:

14'10" x 8'10" (4.52m x 2.69m) Built in bedroom furniture to include wardrobes and storage cupboards, airing cupboard, views over playing fields.

Bedroom 2:

8'1" x 8'4" (2.46m x 2.54m) Built in wardrobe.

Bedroom 3:

11'4" x 6'2" (3.45m x 1.88m) Built in storage cupboard.

Bathroom:

7'8" x 5'4" (2.34m x 1.63m) Re-fitted white suite comprising bath with shower unit over and glazed screen, wash hand basin with cupboard under, wc.

OUTSIDE

Front:

The front garden is laid mainly to lawn and to the side is a driveway providing off street parking with double gates leading to a further area of driveway and garage.

Rear Garden:

Approximately 39' x 31' (An irregular shape) Adjoining the house is a deck leading onto an area of artificial grass bordered by sleeper edging. An additional area of garden to the other side of the garage is gravelled with further artificial grass and sleeper edging, enclosed by fencing, garden shed.

Garage:

15'5" x 9' (4.70m x 2.74m) Light and power

OTHER INFORMATION

Tenure:

Freehold

Approximate Age:

1960's

Approximate Area:

965sqft/89.6sqm

Sellers Position:

Found property to purchase

Heating:

Gas central heating

Windows:

UPVC double glazing

Loft Space:

Partially boarded with ladder and light connected

Infant/Junior School:

Fryern Infant/Junior School

Secondary School:

Toynbee Secondary School

Local Council:

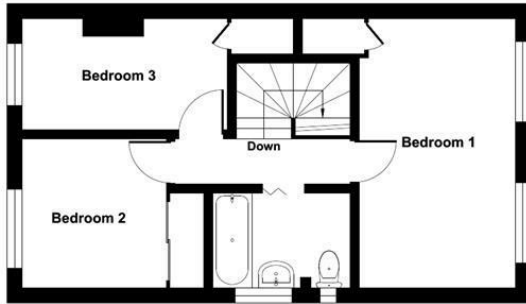
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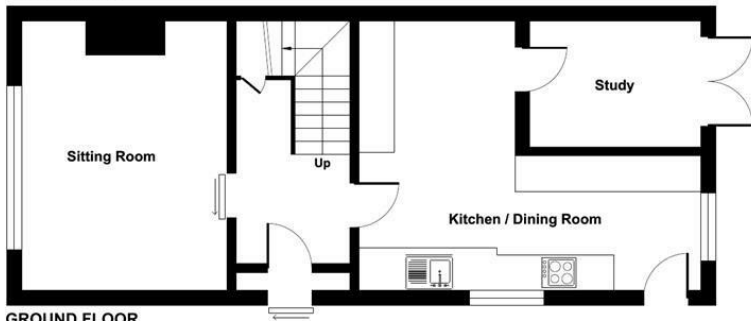
Band C



Ground Floor = 559 sq ft / 51.9 sq m
 First Floor = 406 sq ft / 37.7 sq m
 Total = 965 sq ft / 89.6 sq m
 For identification only - Not to scale



FIRST FLOOR



GROUND FLOOR



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			85
(69-80) C		70	
(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). © ritchicom 2024. Produced for Sparks Ellison. REF: 1216087

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