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For Sale



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# 23 Ashdown Close, Chandler's Ford, SO53 5QF

£435,000

An extended three bedroom semi-detached home occupying an enviable location at the end of a quiet cul-de-sac and backing onto Hocombe Mead nature reserve. The house commands wonderful views from the rear over the woodland and benefits from spacious well proportioned accommodation highlighted by the 25'4" living room, separate study and three generous bedrooms. The delightful rear garden measures approximately 67' x 44' and there is also the added advantage of a garage, and no forward chain. Ashdown Close is a popular road situated on the edge of Hiltingbury within walking distance to a range of shops on Ashdown Road and Hiltingbury Road together with Hiltingbury Schools as well as being within the catchment for Thornden Secondary School.

## ACCOMMODATION

### Ground Floor

#### Entrance Porch:

Reception hall, stairs to first floor, storage cupboard.

#### Living/Dining Room:

25'4" x 11' (7.72m x 3.35m) Fireplace.

#### Kitchen:

12'3" x 8'6" (3.73m x 2.59m) Range of units, electric oven, gas hob with extractor hood over, space and plumbing for further appliances.

#### Study:

10' x 9'6" (3.05m x 2.90m)

#### Rear Lobby:

Door to rear garden.

#### Cloakroom:

Wash basin, wc.

### First Floor

#### Landing:

Hatch to loft space.

#### Bedroom 1:

12'10" x 11'8" (3.91m x 3.56m) Fitted wardrobe and cupboards, views over Hocombe Mead.

#### Bedroom 2:

11' x 10'2" (3.35m x 3.10m) Single wardrobe.

#### Bedroom 3:

12'3" x 7' (3.73m x 2.13m) Single wardrobe and cupboards.

#### Shower Room:

8'4" x 6'10" (2.54m x 2.08m) Suite comprising shower cubicle with glazed screen, wash basin, cupboard housing boiler.

#### Cloakroom:

Suite comprising wc.

## OUTSIDE

### Front:

To the front of the property is a block paved driveway leading to the garage with adjacent lawned area and well stocked borders. To the side of the property is a further paved area with parking for one vehicle and side gate to rear garden.

### Rear Garden:

The rear garden is a particularly attractive feature of the property measuring approximately 67' x 45'. Adjoining the house is a paved patio leading onto a lawned area, surrounded and interspersed with well stocked borders and enclosed by hedging and fencing, two garden sheds and greenhouse.

## OTHER INFORMATION

### Tenure:

Freehold

### Approximate Age:

1968

### Approximate Area:

1229sqft/114.2sqm

### Sellers Position:

No forward chain

### Heating:

Gas central heating

### Windows:

UPVC double glazing

### Loft Space:

Partially boarded with ladder and light connected

### Infant/Junior School:

Hiltingbury Infant/Junior School

### Secondary School:

Thornden Secondary School

### Local Council:

Eastleigh Borough Council - 02380 688000

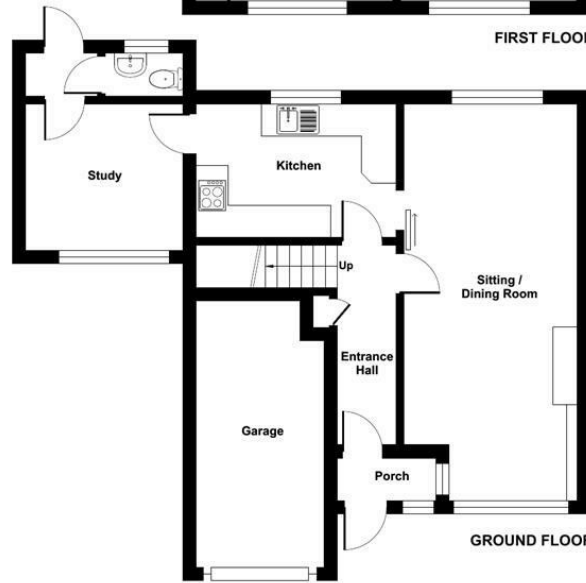
### Council Tax:

Band D

Ground Floor = 598 sq ft / 55.6 sq m  
 First Floor = 501 sq ft / 46.5 sq m  
 Garage = 130 sq ft / 12 sq m  
 Total = 1229 sq ft / 114.2 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) <b>A</b>		
(81-91) <b>B</b>		78
(69-80) <b>C</b>	66	
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
<b>England &amp; Wales</b>	EU Directive 2002/91/EC	

Floor plan produced in accordance with RICS Property Measurement 2nd Edition, Incorporating International Property Measurement Standards (IPMS2 Residential). © ritchecom 2024. Produced for Sparks Ellison. REF: 1214131

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