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For Sale  
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est.2003

# 20 Meon Crescent, Chandler's Ford, SO53 2PB

£320,000

A three bedroom end of terrace property situated in a popular crescent located close to the centre of Chandler's Ford. The property has been extended to the rear to provide a family room in addition to the sitting/dining room and kitchen that make up the ground floor accommodation. On the first floor the three bedrooms share a bathroom and separate wc. Externally there is a pleasant enclosed rear garden with a driveway and garage at the front. The property is offered for sale with no forward chain.

## ACCOMMODATION

### GROUND FLOOR

#### Entrance Porch:

#### Entrance Hall:

Built in storage cupboard.

#### Kitchen:

9'10" x 7'9" (3.00m x 2.36m) Built in double oven, built in electric hob, fitted extractor hood, space for fridge freezer, space and plumbing for washing machine, boiler in cupboard.

#### Sitting/Dining Room:

19'11" x 11'11" (6.07m x 3.63m)

#### Family Room:

9' x 7'11" (2.74m x 2.41m)

### FIRST FLOOR

#### Landing:

Access to loft space, built in airing cupboard housing hot water tank.

#### Bedroom 1;

11'5" x 11'4" plus door recess (3.48m x 3.45m plus door recess)

#### Bedroom 2:

10'7" x 8'2" to wardrobes (3.23m x 2.49m to wardrobes) Built in wardrobes along one wall.

#### Bedroom 3:

9'8" max x 7'9" max (2.95m max x 2.36m max) Built in wardrobe.

#### Bathroom:

5'6" x 5'3" (1.68m x 1.60m) Comprising bath with shower over, wash hand basin.

#### WC.

5'6" x 2'9" (1.68m x 0.84m) Comprising wc.

### OUTSIDE

#### Front:

Area laid to lawn, planted bed, steps and pathway to front door.

#### Rear Garden:

Measures approximately 30' x 20' and comprises paved patio area, area laid to lawn, planted beds, gate providing side pedestrian access.

#### Garage:

17'3" x 8'4" (5.26m x 2.54m) With up and over door, power and light and driveway to fore.

### OTHER INFORMATION

#### Tenure:

Freehold

#### Approximate Age:

1975

#### Approximate Area:

96.5sqm/1039sqft (Including garage)

#### Sellers Position:

No forward chain

#### Heating:

Gas central heating

#### Windows:

UPVC double glazed windows

#### Infant/Junior School:

Fryern Infant/Junior School

#### Secondary School:

Toynbee Secondary School

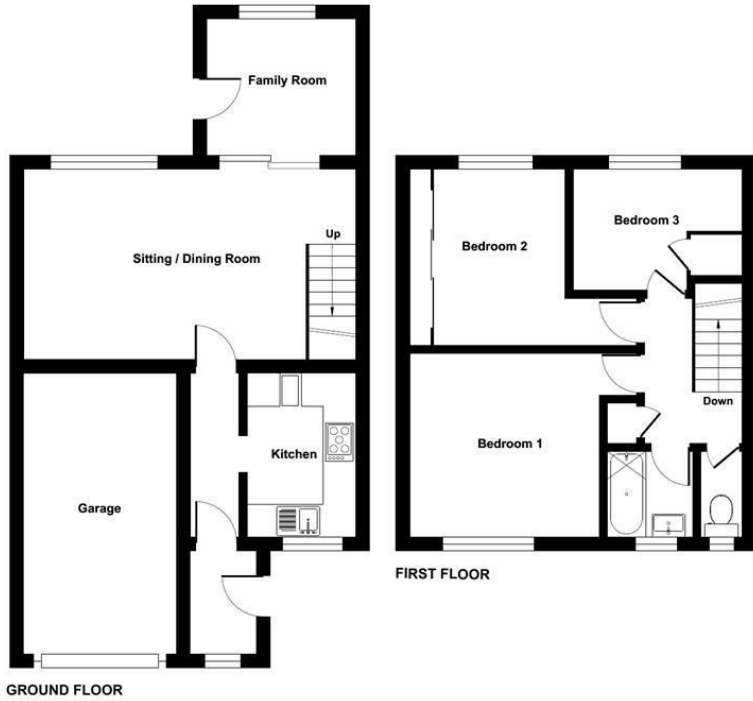
#### Council Tax:

Band C

#### Local Council:

Eastleigh Borough Council - 02380 688000

Ground Floor = 443 sq ft / 41.2 sq m  
 First Floor = 441 sq ft / 41 sq m  
 Garage = 155 sq ft / 14.4 sq m  
 Total = 1039 sq ft / 96.5 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			83
(69-80) C			
(55-68) D		50	
(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: 1208263

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