



se sparks ellison
For Sale

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

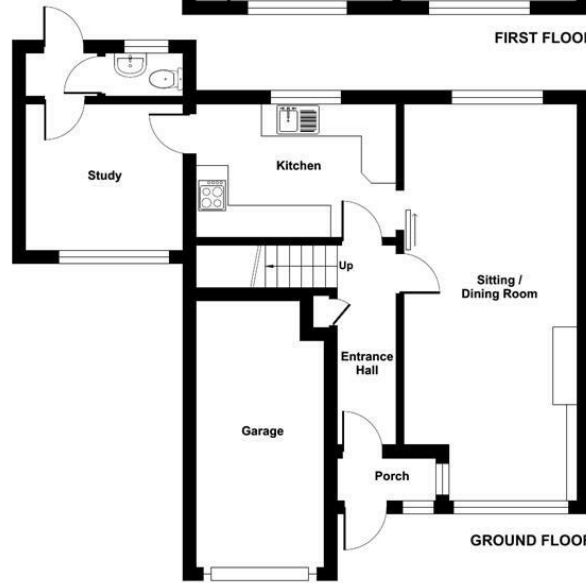
Council Tax:

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) A		
(81-91) B		78
(69-80) C	66	
(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). © ritchecom 2024. Produced for Sparks Ellison. REF: 1214131

94 Winchester Road, Chandler's Ford, Hampshire, SO53 2GJ

Sales: t: 02380 255333 e: property@sparksellison.co.uk

Lettings: t: 02380 018518 e: lettings@sparksellison.co.uk

While we endeavour to make our sales particulars fair, accurate and reliable, they are only a general guide to the property and, accordingly, if there is any point which is of particular importance to you please contact the office and we will be pleased to check it for you, especially if you are contemplating travelling some distance to view the property. These approximate room sizes are only intended as general guidance. You must verify the dimensions carefully before ordering carpets or any built in furniture. Please note we have not tested the services or any of the equipment or appliances in this property, accordingly we strongly advise prospective buyers to commission their own survey or service report before finalising their offer to purchase. These particulars are issued in good faith but do not constitute representations of fact or form part of any offer or contract. The matters referred to in these particulars should be independently verified by prospective buyers or tenants. Neither Sparks Ellison nor any of its employees or agents has any authority to make or give any representation or warranty whatever in relation to this property. Your home is at risk if you do not keep up repayments on a mortgage or other loan secured on it. Written quotations available on request. All loans secured on property. Life assurance usually required.



