



sparks ellison

16 Harvest Road, Chandler's Ford, SO53 4HF

£375,000

A modern three bedroom semi-detached home pleasantly situated within Knightwood Park. The property has been the subject of modernisation by the current sellers to include a re-fitted cloakroom, re-fitted kitchen and re-fitted bathroom, together with new internal doors. Externally the property benefits from a double length driveway leading to a garage adjacent to the property and a rear garden measuring approximately 32'10". There is also the benefit of an en-suite shower to the main bedroom. Knightwood Park is served well by an excellent array of amenities to include shops and service in pilgrims Close, Knightwood Leisure Centre, woodland walks and parks.

ACCOMMODATION

Ground Floor

Entrance Hall:

A replacement anthracite modern radiator.

Cloakroom:

Re-fitted modern white suite comprising wash basin with cupboard under, wc with mosaic tile back drop.

Sitting Room:

15'9" x 15'7" (4.80m x 4.75m) Stairs to first floor.

Kitchen/Dining Room:

15'8" x 9' (4.78m x 2.74m) Re-fitted range of white gloss units, built in electric oven and gas hob with extractor hood over, integrated fridge/freezer, space and plumbing for dishwasher and washing machine, space for table and chairs, patio doors to rear garden.

First Floor

Landing:

Hatch to loft space, storage cupboard.

Bedroom 1:

12'9" x 9 (3.89m x 2.74m) Built in wardrobe.

En-Suite:

Suite comprising shower cubicle, wash basin with cupboard under.

Bedroom 2:

9'5" x 9 (2.87m x 2.74m)

Bedroom 3:

8'7" x 6'5" (2.62m x 1.96m)

Bathroom:

6'4" x 6'2" (1.93m x 1.88m) Re-fitted modern white suite comprising P shaped bath with separate shower unit over, wash basin with cupboard under, wc, tiled walls.

OUTSIDE

Front:

To the front of the property is a lawned area and pathway to front door screened by hedging.

Garage:

The garage is situated adjacent to the pair of semi-detached houses with a double length driveway to the fore.

Rear Garden:

Approximately 32'17" adjoining the house is a deck leading onto a lawned area and bark chipped area to the end, enclosed by fencing and walling.

OTHER INFORMATION

Tenure:

Freehold

Approximate Age:

Circa 2000

Approximate Area:

797sqft/74sqm

Sellers Position:

Looking for forward purchase

Heating:

Gas central heating

Windows:

UPVC double glazing

Loft Space:

Fully boarded with ladder and light connected

Infant/Junior School:

St Francis Primary School / Knightwood Primary School

Secondary School:

Thornden Secondary School

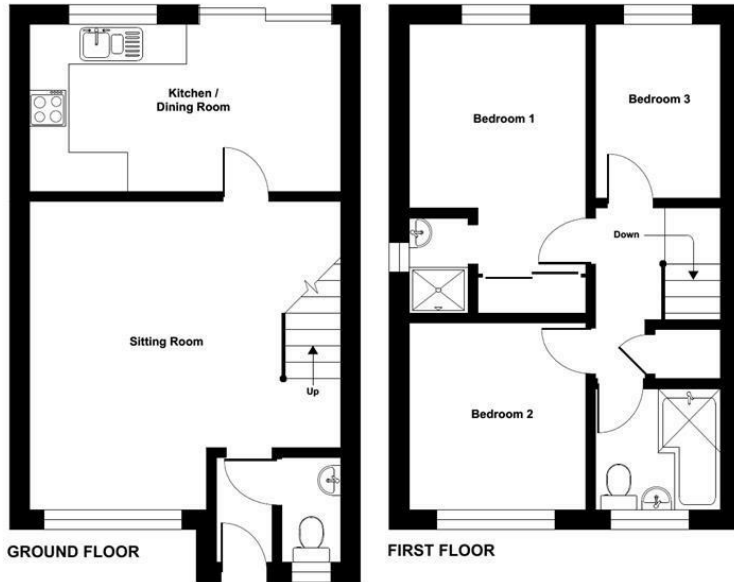
Local Council:

Test Valley Borough Council 01264 368000

Council Tax:

Band D

Ground Floor = 407 sq ft / 37.8 sq m
 First Floor = 390 sq ft / 36.2 sq m
 Total = 797 sq ft / 74 sq m
 For identification only - Not to scale



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			87
(81-91) B		75	
(69-80) C			
(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). © nrichcom 2025. Produced for Sparks Ellison. REF: 1233401

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



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