



sparks ellison

# 1a Thurston Close, Chandler's Ford, SO53 2QG

£725,000

An attractive double fronted three bedroom detached bungalow occupying an outstanding plot of approximately 0.24 of an acre. The property is conveniently situated within walking distance to the centre of Chandler's Ford and the amenities it has to offer together with bus services to Southampton and Winchester and local schooling to include Chandlers Ford and Merdon. A particularly attractive feature of the property is the open plan and spacious kitchen/dining room measuring 27' together with the sitting room at the rear overlooking the garden. Subject to the normal consents, the property could also be extended to create a substantial family home, or alternatively kept as is as a delightful bungalow.

## ACCOMMODATION

### Reception Hall:

Hatch to loft space, airing cupboard.

### Inner Hallway:

Cupboard housing boiler, coats cupboard.

### Sitting Room:

16'8" x 15' (5.08m x 4.57m) Gas log burner style fire, double doors to rear garden.

### Kitchen/Dining Room:

27' x 12'5" extending to 16'3" into bay window (8.23m x 3.78m x 4.95m) The kitchen area is fitted with a comprehensive range of units, Range Master oven and hob with extractor hood over, integrated dishwasher and washing machine, tiled floor. The dining area affords space for table and chairs, wooden floor and double doors to rear garden.

### Bedroom 1:

12' x 11'9" (3.66m x 3.58m) measurement up to range of fitted wardrobes.

### Bedroom 2:

12' x 10'3" (3.66m x 3.12m)

### Bedroom 3:

10'1" x 8'4" (3.07m x 2.54m)

### Bathroom:

10' x 7'6" (3.05m x 2.29m) A spacious bathroom fitted with bath, sperate shower unit over, wash basin with storage under, wc, tiled floor.

## OUTSIDE

The total plot extends to approximately 0.24 of an acre and represents an attractive feature of the property.

### Front:

To the front of the property is an extensive blocked paved driveway providing off

street parking, flanked by planted borders and a lawned areas with gates on both sides to rear garden.

### Rear Garden:

The garden enjoys a high degree of privacy with a patio area adjoining the bungalow leading onto a further patio and good sized lawned area surrounded by planted borders, hedging and fencing. Further patio and ponds to the other side.

### Garage:

16' x 8'6" (4.88m x 2.59m) Light and power.

## OTHER INFORMATION

### Tenure:

Freehold

### Approximate Age:

Originally 1950's

### Approximate Area:

1443sqft/134sqm

### Sellers Position:

Looking for forward purchase

### Heating:

Gas central heating

### Windows:

UPVC double glazing

### Loft Space:

Mostly boarded with ladder and light connected

### Local Council:

Eastleigh Borough Council - 02380 688000

### Council Tax:

Band E

Ground Floor = 1309 sq ft / 121.6 sq m  
 Garage = 134 sq ft / 12.4 sq m  
 Total = 1443 sq ft / 134 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			82
(69-80) C			
(55-68) D		57	
(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). © ritchcom 2024. Produced for Sparks Ellison. REF: 1216957

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