



# 129 Morgan Le Fay Drive, Chandler's Ford, SO53 4JH

£369,950

A magnificent three bedroom home presented to an exceptional standard throughout occupying an attractive location situated at the end of a cul-de-sac backing onto woodland. The property is presented in beautiful condition throughout with a host of wonderful attributes to include a re-fitted downstairs cloakroom, re-fitted modern kitchen/dining room and re-fitted bathroom together with a high level of décor and fittings. In addition to this is the benefit of two allocated parking spaces and a good size rear garden that measures approximately 56ft. Knightwood Park is a highly desirable location served well by a range of local amenities to include shops and services in Pilgrims Close, recreation centre, woodland walks, parks and Knightwood School.

## ACCOMMODATION

### GROUND FLOOR

#### Reception Hall:

Automated lighting.

#### Cloakroom:

Re-fitted modern white suite comprising wash basin with cupboard under, w.c., automated lighting.

#### Sitting Room:

15'6" x 11'10" (4.72m x 3.61m) Stairs to first floor with storage cupboard under.

#### Kitchen/Dining Room:

15'5" x 8'6" (4.70m x 2.59m) Re-fitted range of matt blue modern handleless units with work surfaces over and LED lighting under, integrated fridge freezer, dishwasher and washing machine, Neff electric hide and slide oven and Neff Induction hob with Neff extractor hood over, Franke sink unit with brass tap, cupboard housing boiler, space for table and chairs, patio doors to rear garden.

### FIRST FLOOR

#### Landing:

Hatch to loft space, storage cupboard.

#### Bedroom 1:

13'3" x 10' (4.04m x 3.05m) Wardrobes to remain, built in storage cupboard with light.

#### Bedroom 2:

8'8" x 7'11" (2.64m x 2.41m)

#### Bedroom 3:

9' x 6'2" (2.74m x 1.88m)

#### Bathroom:

6'3" x 5'7" (1.91m x 1.70m) Re-fitted modern white suite comprising tapless bath with hand held shower and rain shower integrated into the ceiling, marble surface with inset basin and storage cupboard under, w.c., further storage cupboard, toothbrush charger, triple coloured dimmable LED mirror with heat function, inline silent extractor fan.

### OUTSIDE

#### Front:

To the front of the property is a polished Indian Sandstone area leading to the front door, power socket.

#### Rear Garden:

An attractive feature of the property measuring approximately 56' in length. A patio adjoins the house leading onto a lawned area with a further patio area situated at the end, enclosed by fencing, rear gate, outside power and lighting, hot and cold water outlet.

### OTHER INFORMATION

#### Tenure:

Freehold

#### Approximate Age:

2000

#### Approximate Area:

772sqft/71.7sqm

#### Sellers Position:

No forward chain

#### Heating:

Gas central heating

#### Windows:

UPVC double glazed windows

#### Infant/Junior School:

Knightwood Primary School/St. Francis Primary

#### Secondary School:

Thornden Secondary School

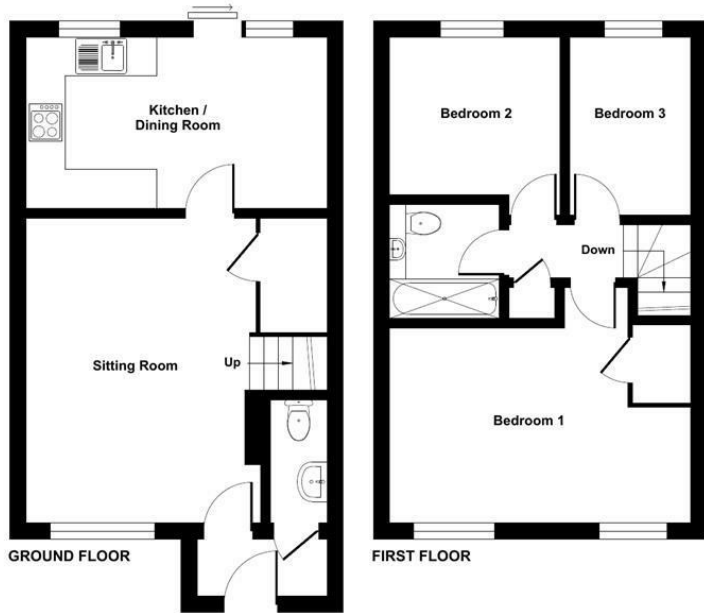
#### Council Tax:

Band C

#### Local Council:

Test Valley Borough Council - 01264 368000

Ground Floor = 398 sq ft / 37 sq m  
 First Floor = 374 sq ft / 34.7 sq m  
 Total = 772 sq ft / 71.7 sq m  
 For identification only - Not to scale



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			88
(81-91) B			
(69-80) C		71	
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
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). © ritchcom 2025. Produced for Sparks Ellison. REF: 1235433

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