



sparks ellison

50 Hemlock Way, Chandler's Ford, SO53 4LT

£295,000

A two bedroom home pleasantly situated within Knightwood Park with easy access to a play park. The property affords two good size bedrooms, bathroom, entrance hall, sitting room and good size kitchen/dining room, together with two parking spaces at the front and rear garden. Knightwood Park is served well by a good range of local shops, doctors, dentists and leisure centre. The property is offered for sale with no forward chain.

ACCOMMODATION

GROUND FLOOR

Entrance Porch:
Door to entrance hall.

Entrance Hall:
Stairs to first floor.

Sitting Room:
12'4" x 11'2" (3.76m x 3.40m) Under stairs storage cupboard.

Kitchen/Dining Room:
15'8" x 7'6" (4.78m x 2.29m) Built in oven, built in gas hob, fitted extractor hood, plumbing for washing machine, wall mounted boiler.

FIRST FLOOR

Landing:

Bedroom 1:
13'2" x 9'2" (4.01m x 2.79m) Fitted wardrobe and dressing table, further built in wardrobe, airing cupboard.

Bedroom 2:
9'7" x 9'2" (2.92m x 2.79m)

Bathroom:
6'2" x 6'2" (1.88m x 1.88m) Panel bath with mixer tap and shower attachment, wash hand basin, WC.

OUTSIDE

Front:
Two parking spaces.

Rear Garden:
Approximately 33' x 16' with a patio adjoining the house leading down to a lawn enclosed by fencing, garden shed and rear gate.

OTHER INFORMATION

Tenure:
Freehold

Approximate Age:
1998

Approximate Area:
600sqft/55.7sqm

Sellers Position:
No forward chain

Heating:
Gas central heating

Windows:
UPVC double glazing

Infant/Junior School:
Knightwood Primary School/St Francis C of E Primary School

Secondary School:
Toynbee Secondary School

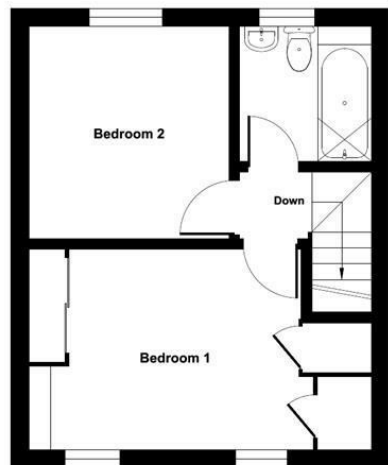
Council Tax:
Band C

Local Council:
Test Valley Borough Council 01264 368000

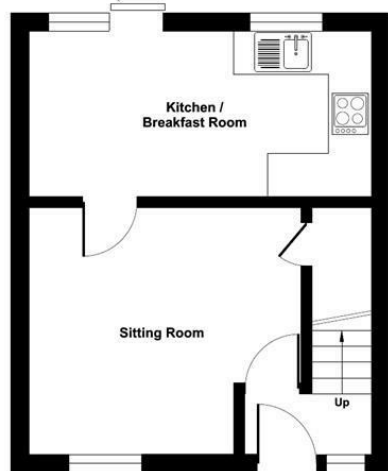
Agents Note:
If you have an offer accepted on a property we will need to, by law, conduct Anti Money Laundering Checks. There is a charge of £60 including vat for these checks regardless of the number of buyers involved.



Ground Floor = 300 sq ft / 27.87 sq m
First Floor = 300 sq ft / 27.87 sq m
Total = 600 sq ft / 55.7 sq m
For identification only - Not to scale



FIRST FLOOR



GROUND FLOOR

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: 1242538.



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		88
(81-91) B		
(69-80) C	70	
(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

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