



sparks ellison

14 Meon Crescent, Chandler's Ford, SO53 2PB

£335,000

A wonderful three bedroom home offered for sale with no chain and conveniently situated close to the centre of Chandlers Ford and both shopping centres, together with bus services to Southampton and Winchester. Local schools and Fryern Recreation Ground are also within walking distance. The property benefits from many notable features to include a 20' living room together with a kitchen and study/utility area on the ground floor. On the first floor are three good size bedrooms and bathroom. To the front of the property is the convenience of a driveway leading to a garage and the rear garden measuring approximately 31' x 21'.

ACCOMMODATION

Ground Floor

Reception Hall:

Living Room:

20' x 12' (6.10m x 3.66m) Patio doors to rear garden, stairs to first floor.

kitchen:

10' x 8' (3.05m x 2.44m) Range of units, electric oven, gas hob with extractor hood over, integrated dishwasher, space for upright fridge/freezer, boiler.

Study/Utility Area:

7'10" x 6'10" (2.39m x 2.08m) Storage cupboards.

First Floor

Landing:

Hatch to loft space, airing cupboard.

Bedroom 1:

11'4" X 11'4" (3.45m X 3.45m)

Bedroom 2:

10'9" x 10'2" (3.28m x 3.10m)

Bedroom 3:

9'8" x 7'10" (2.95m x 2.39m)

Bathroom:

5'4" x 5'2" (1.63m x 1.57m) White suite comprising bath with mixer tap and separate shower unit over and glazed screen. Wash basin.

Seperate Cloakroom:

Wc.

OUTSIDE

Front:

To the front of the property is a driveway to the garage and adjacent steps to the front door with lawned area to the side and flower and shrub borders.

Rear Garden:

Approximately 31' x 21' Adjoining the house is a decked area with retaining wall and steps up to an area of artificial grass enclosed by planted borders and fencing, rear gate.

Garage:

16'8" x 8'9" (5.08m x 2.67m) Light and power. Please note that the rear half of the garage has a half height ceiling.

OTHER INFORMATION

Tenure:

Freehold

Approximate Age:

1970's

Approximate Area:

93.7sqm/1011sqft (Including garage)

Sellers Position:

No forward chain

Heating:

Gas central heating

Windows:

UPVC double glazing

Loft Space:

Fully boarded with ladder and light connected

Infant/Junior School:

Fryern Infant/Junior School:

Secondary School:

Toynbee Secondary School

Local Council:

Eastleigh Borough Council - 02380 688000

Council Tax:

Band C

Agents Note:

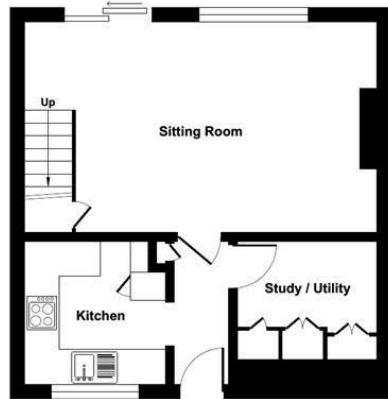
If you have an offer accepted on a property we will need to, by law, conduct Anti Money Laundering Checks. There is a charge of £20 + vat per person for these checks.



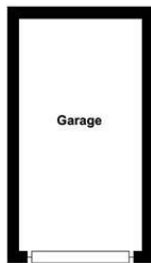
Ground Floor = 409 sq ft / 37.9 sq m
 First Floor = 455 sq ft / 42.2 sq m
 Garage = 147 sq ft / 13.6 sq m
 Total = 1011 sq ft / 93.7 sq m
 For identification only - Not to scale



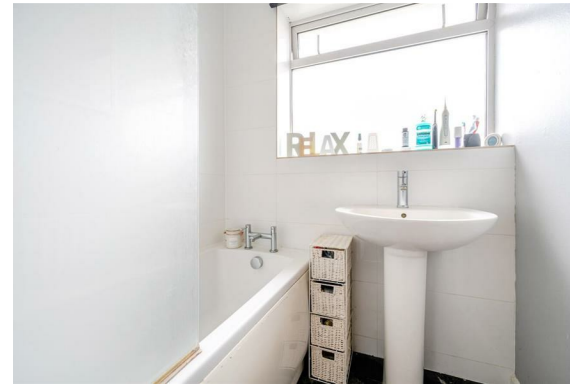
FIRST FLOOR



GROUND FLOOR



LOWER GROUND FLOOR



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			87
(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	

Floor plan produced in accordance with RICS Property Measurement 2nd Edition, Incorporating International Property Measurement Standards (IPMS2 Residential). © ritchiecom 2025. Produced for Sparks Ellison. REF: 1247467

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.

