



sparkes 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:

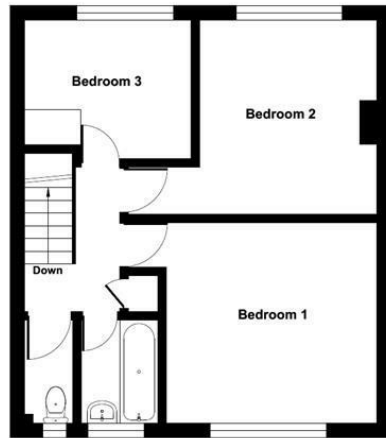
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### Agents Note:

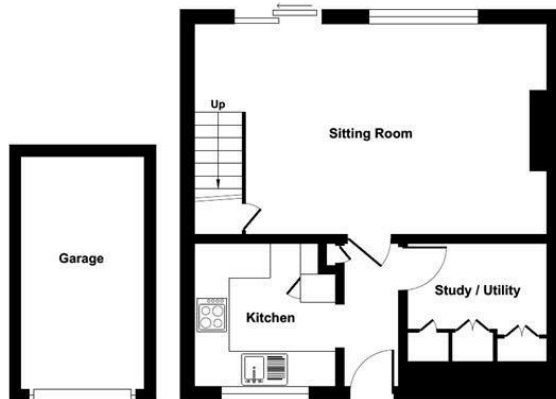
If you have an offer accepted on a property we will need to, by law, conduct Anti Money Laundering Checks. There is a charge of £20 + vat per person for these checks.



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



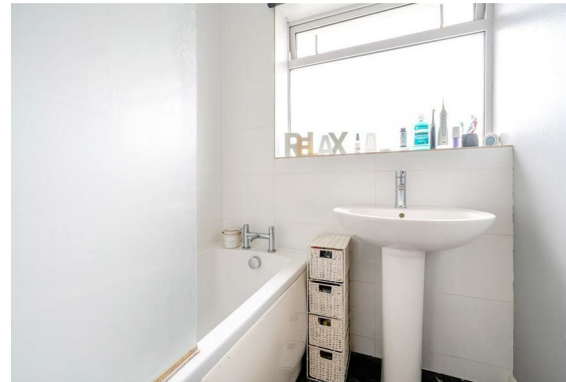
FIRST FLOOR



LOWER GROUND 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: 1247467



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		87
(81-91) <b>B</b>		
(69-80) <b>C</b>	70	
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
England & Wales		EU Directive 2002/91/EC

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