



sparky ellison

28 Westwood Gardens, Chandler's Ford, SO53 1FN

£550,000

A delightful four bedroom detached family home pleasantly situated in Westwood Gardens within Hiltingbury and conveniently placed close to the centre of Chandler's Ford and schooling. The property has been altered to open up the kitchen and dining room which leads nicely into a family room overlooking the rear garden. There are four good size bedrooms with built in wardrobes and a family bathroom. The current owners have created block pave parking at the front whilst still maintaining driveway parking to the rear. The garage has been split to provide a single garage and create a garden room that could be utilised as a home office or gym. Westwood Gardens sits within catchment for Thornden School.

ACCOMMODATION

GROUND FLOOR

Entrance Hall:
Stairs to first floor, under stairs storage cupboard, built in coats cupboard.

Cloakroom:
6'7" x 2'7" (2.01m x 0.79m) Comprising wash hand basin, wc.

Sitting Room:
20'4" x 12'5" (6.20m x 3.78m) Feature wall with built in electric fire and space for TV above.

Kitchen/Breakfast/Dining Room:
27'9" x 9' (8.46m x 2.74m) Built in double oven, built in microwave, built in induction hob, fitted extractor hood, integrated dishwasher, integrated fridge/freezer, integrated wine fridge, cupboard housing plumbing for washing machine and space for tumble dryer above, boiler in cupboard, space for table and chairs.

Family Room:
12'9" x 7'3" (3.89m x 2.21m) Doors to garden.

FIRST FLOOR

Landing:
Access to loft space, built in airing cupboard housing hot water tank, built in storage cupboard.

Bedroom 1:
12'7" (including fitted furniture) x 10'5" (3.84m including fitted furniture x 3.18m) Range of fitted furniture, built in double oven.

Bedroom 2:
12'6" x 9' (3.81m x 2.74m) Built in double wardrobe.

Bedroom 3:
11'7" x 9'4" (3.53m x 2.84m) Built in wardrobe.

Bedroom 4:
8'8" x 6'7" (2.64m x 2.01m) Built in cupboard.

Bathroom:
7'1" x 5'11" (2.16m x 1.80m) Comprising bath with shower over, wash hand basin and wc inset to vanity unit, tiled walls.

OUTSIDE

Front:
Block paved driveway providing off road parking, planted bed, side access to rear garden, steps to front door.

Rear Garden:
Measures approximately 40' x 35' Comprising paved patio area, steps to area laid to lawn, planted beds, mature trees, outside power point, outside tap, steps to:

Garden Room:
16'6" x 7'3" (5.03m x 2.21m) Converted by utilising part of garage and provides possibility for home office or gym.

Garage:
16'10" x 7'6" (5.13m x 2.29m) Electric up and over door, power and light. In front of the garage is a driveway affording off street parking.

OTHER INFORMATION

Tenure:
Freehold

Approximate Age:
1972

Approximate Area:
125.7sqm/1354sqft

Sellers Position:
Looking for forward purchase

Heating:
Gas central heating

Windows:
UPVC double glazed windows

Loft Space:
Partially boarded with ladder and light connected

Infant/Junior School:
Chandlers Ford Infant School/Merdon Junior School

Secondary School:
Thornden Secondary School

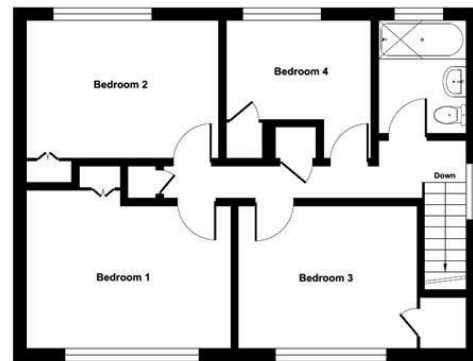
Council Tax:
Band E

Local Council:
Eastleigh Borough Council - 02380 688000

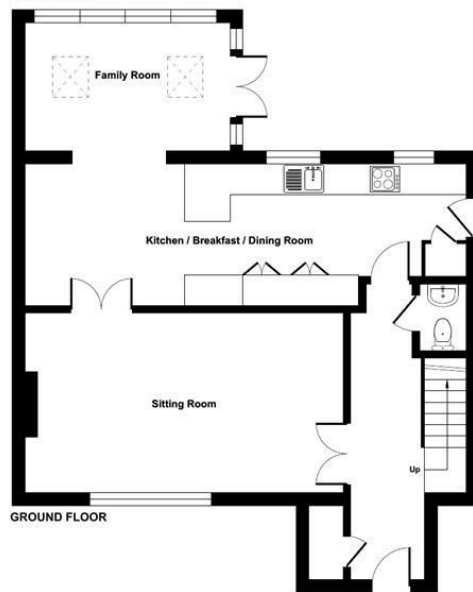
Agents Note:
If you have an offer accepted on a property we will need to, by law, conduct Anti Money Laundering Checks. There is a charge of £20 + vat per person for these checks.



Ground Floor = 757 sq ft / 70.3 sq m
First Floor = 597 sq ft / 55.4 sq m
Total = 1354 sq ft / 125.7 sq m
For identification only - Not to scale



FIRST FLOOR



GROUND FLOOR



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		80
(69-80) C		
(55-68) D	64	
(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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