



sparks ellison



5 Western Road, Chandler's Ford, SO53 5DL

£900,000

A substantial detached family home arranged over three floors and offering fantastic accommodation to suit a variety of living requirements. The ground floor boasts three reception rooms along with a kitchen/breakfast room and utility room. The first floor provides five bedrooms and three bathrooms with the second floor benefiting from three further rooms that could be utilised for a number of different purposes. Externally, there is a screened frontage providing off road parking and leading to the double garage whilst to the rear is an enclosed 61' x 43' garden. The property is offered for sale with no forward chain and sits within catchment for Thornden School.

ACCOMMODATION

GROUND FLOOR

Entrance Porch:

Entrance Hall:

Stairs to first floor, under stairs storage cupboard.

Cloakroom:

6' x 3' (1.83m x 0.91m) Comprising wash hand basin, wc.

Sitting Room:

15'6" x 12'9" (4.72m x 3.89m)

Dining Room:

13'9" x 10'8" (4.19m x 3.25m)

Study:

7'11" x 7'9" (2.41m x 2.36m)

Kitchen/Breakfast Room:

10'10" x 9'8" (6.05m x 2.95m) Built in double oven, built in gas hob, fitted extractor hood, space for fridge/freezer, space and plumbing for dishwasher, space for table and chairs.

Utility Room:

7'9" x 5'8" (2.36m x 1.73m) Space and plumbing for dishwasher, wall mounted boiler.

FIRST FLOOR

Landing:

Stairs to second floor, built in airing cupboard.

Bedroom 1:

12'8" x 9'9" (3.86m x 2.97m)

Dressing Area:

5'6" into wardrobes x 5'1" (1.68m x 1.55m) Recess for hanging.

En Suite:

7'3" x 6'7" (2.21m x 2.01m) Comprising shower area, wash hand basin with cupboard under, wc, tiled walls, tiled floor.

Bedroom 2:

17'4" x 10'4" (5.28m x 3.15m) Built in wardrobe, access to eaves.

En Suite:

7'11" x 4'11" (2.41m x 1.50m) Comprising shower in cubicle, wash hand basin, wc.

Bedroom 3:

10'8" x 9'9" plus entrance (3.25m x 2.97m) Built in double wardrobe.

Bedroom 4:

10'10" x 9'9" (3.30m x 2.97m)

Bedroom 5:

9'9" x 8'10" (2.97m x 2.69m)

Bathroom:

7'11" x 5'11" (2.41m x 1.80m) Comprising spa bath, wash hand basin with cupboard under, wc, tiled floor.

SECOND FLOOR

Family Room/Bedroom 6:

16'10" x 16'6" (5.13m x 5.03m) Access to eaves.

Study/Bedroom 7:

16'10" x 10'9" (5.13m x 3.28m)

Store Room:

9'1" x 5'9" (2.77m x 1.7m)

OUTSIDE

Front:

Gravel driveway providing off road parking, area laid to lawn, side access to rear garden.

**Rear Garden:**

Measures approximately 61' x 43' and comprises paved patio area, area laid to lawn, mature bushes and trees, outside tap, garden shed.

**Garage:**

20'2" x 17'11" (6.15m x 5.46m) Twin electric doors, power and light, door to garden.

**OTHER INFORMATION****Tenure:**

Freehold

**Approximate Age:**

1997

**Approximate Area:**

2757sqft/256.1sqm (Including limited use areas and garage)

**Sellers Position:**

No forward chain

**Heating:**

Gas central heating

**Windows:**

UPVC double glazed windows

**Infant/Junior School:**

Chandlers Ford Infant School/Merdon Junior School

**Secondary School:**

Thornden Secondary School

**Local Council:**

Eastleigh Borough Council - 02380 688000

**Council Tax:**

Band F

**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.



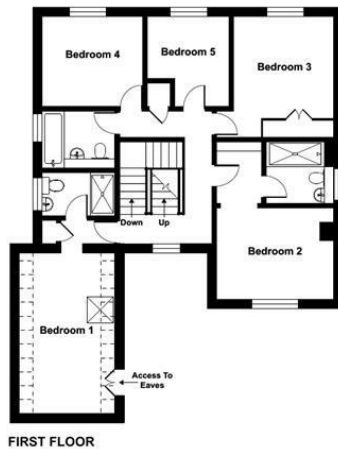
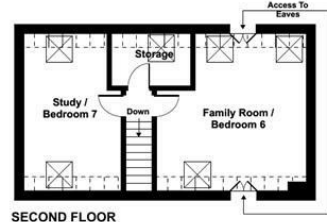


Denotes restricted head height

Ground Floor = 882 sq ft / 81.9 sq m  
 First Floor = 982 sq ft / 91.2 sq m  
 Second Floor = 425 sq ft / 39.5 sq m  
 Garage = 326 sq ft / 30.3 sq m  
 Limited Use Area(s) = 142 sq ft / 13.2 sq m  
 Total = 2757 sq ft / 256.1 sq m  
 For identification only - Not to scale



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(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		
<b>England &amp; Wales</b>	EU Directive 2002/91/EC	



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