



sparks ellison

96 Ashdown Road, Chandler's Ford, SO53 5QG

£525,000

An extended four bedroom detached family home situated in an enviable position close to Hocombe Mead Nature Reserve. The ground floor has been extended to provide three reception rooms along with a kitchen , utility room and cloakroom whilst the first floor boasts four good size bedrooms and a bathroom. Externally there is a generous driveway leading to a garage along with an enclosed, private rear garden. Ashdown Road sits within catchment for both Hiltingbury and Thornden schools.

ACCOMMODATION:

Ground Floor

Entrance Hall:

Stairs to first floor, under stairs storage cupboard.

Cloakroom:

5'3" x 3'5" (1.60m x 1.04m) White suite with chrome fitments comprising wash hand basin, WC.

Sitting Room:

17'11" x 13'9" (5.46m x 4.19m) Fireplace surround and hearth with inset electric fire.

Dining Room:

11'3" x 9' (3.43m x 2.74m)

Study:

10'11" x 8'5" (3.33m x 2.57m)

Kitchen:

9'6" x 8'5" (2.90m x 2.57m) Space for cooker,

Utility Room:

8'6" x 7'2" (2.59m x 2.18) Space and plumbing for washing machine, space for fridge/freezer, space and plumbing for dishwasher, wall mounted boiler, space for tumble dryer.

First Floor

Landing:

Access to loft space

Bedroom 1:

13'9" x 10'7" (4.19m x 3.23m)

Bedroom 2:

10'11" x 9' (3.33m x 2.74m)

Bedroom 3:

10'11" x 8'5" (3.33m x 2.57m) Built in storage cupboard, built in airing cupboard.

Bedroom 4:

11'9" x 7' (3.58m x 2.13m)

Bathroom:

7'10" x 5'5" (2.39m x 1.65m) Comprising bath with shower over, wash hand basin, WC,

OUTSIDE

Front:

Area laid to Lawn, planted bed, driveway providing off-road parking for approximately four vehicles, side access to rear garden.

Rear Garden:

43' x 27' Comprising paved patio area, area laid to lawn, planted beds, garden shed.

Garage:

17'3" x 10'8" with up and over door, power and light, water tap, door to garden.

OTHER INFORMATION

Tenure:

Freehold

Approximate Age:

1978

Approximate Area:

141.5sqm/1523sqft (Including garage)

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:

Hiltingbury Infant/Junior School

Secondary School:

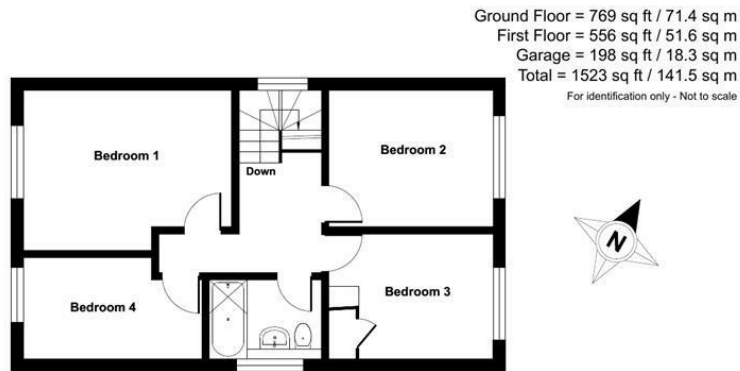
Thornden Secondary School

Local Council:

Eastleigh Borough Council - 02380 688000

Council Tax:

Band E



FIRST FLOOR



GROUND FLOOR



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		79
(69-80) C	68	
(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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