



sparks ellison

41 Catmint Close, Chandler's Ford, SO53 4NT

£425,000

A modern three bedroom, three storey townhouse situated in a popular cul de sac location within the well regarded Knightwood Park development that benefits from an array of facilities including shops, health practices, public house, schooling, leisure centre and woodland walks. The property boasts well proportioned rooms including a refitted bathroom and en suite. A first floor sitting room enjoys a great degree of natural light whilst the ground floor enjoys a kitchen and breakfast room along with an integral garage. Catmint Close sits within catchment for Knightwood and Thornden schools.

ACCOMMODATION

Ground Floor

Entrance Hall:

Stairs to first floor, door to garage.

Cloakroom:

5'8" x 2'7" (1.73m x 0.79m) Wash hand basin, WC

Kitchen/Breakfast Room:

16'9" max x 10'9" (5.11m x 3.28m) Built in oven, built-in gas hob, integrated extractor hood, plumbing for washing machine, space for fridge, space for freezer, under stairs storage cupboard, space for a table and chairs.

First Floor

Landing:

Stairs to second floor, built in airing cupboard.

Sitting Room:

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

Bedroom 1:

14'11" x 9'10" (4.55m x 3.00m) Built in wardrobes.

En-Suite:

7'2" x 6' (2.18m x 1.83m) Comprising shower in cubicle, wash hand basin, WC, tiled walls, tiled floor.

Second Floor

Landing:

Access to loft space.

Bedroom 2:

14'8" x 10'9" (4.47m x 3.28m) Built in wardrobes.

Bedroom 3:

14'8" x 9'11" (4.47m x 3.02m) Built in wardrobes (no doors but the vendor has them).

Bathroom:

7'1" x 6'2" (2.16m x 1.88m) Comprising bath with shower over, wash hand basin, WC.

OUTSIDE

Front:

Planted bed, driveway providing off-road parking.

Rear Garden:

Measures approximately 30' x 17' and comprises paved patio area, area laid to lawn, mature hedge, outside tap.

Garage:

19'7" x 9'10" (5.97m x 3.00m) With up and over door, power and light.

OTHER INFORMATION

Tenure:

Freehold

Approximate Age:

1999

Approximate Area:

124.9sqm/1347sqft (Including garage)

Sellers Position:

Looking for forward purchase

Heating:

Gas central heating

Windows:

UPVC double glazed windows

Loft Space:

Partially boarded with light connected

Infant/Junior School:

St Francis C Of E Primary School / Knightwood Primary School

Secondary School:

Thornden Secondary School

Local Council:

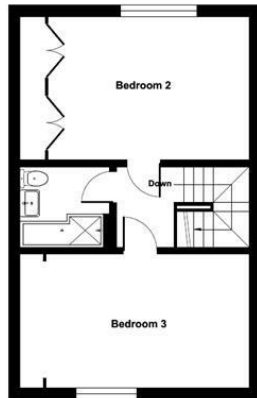
Council Tax:

Band

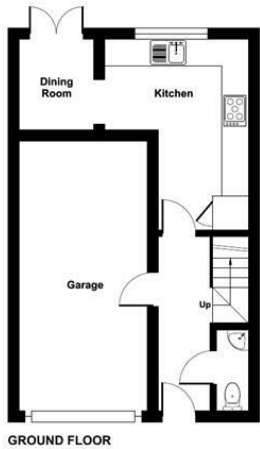
Agents Note:

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.

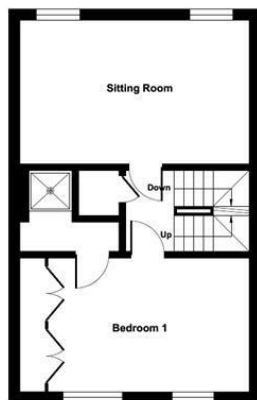
Ground Floor = 247 sq ft / 22.9 sq m
 First Floor = 457 sq ft / 42.4 sq m
 Second Floor = 457 sq ft / 42.4 sq m
 Garage = 186 sq ft / 17.2 sq m
 Total = 1347 sq ft / 124.9 sq m
 For identification only - Not to scale



SECOND FLOOR



GROUND FLOOR



FIRST FLOOR



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	71	80
	EU Directive 2002/91/EC	

Floor plan produced in accordance with RICS Property Measurement 2nd Edition, Incorporating International Property Measurement Standards (IPMS2 Residential). © ritchicom 2025. Produced for Sparks Ellison. REF: 1242298

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.



