



sparks ellison



# 18 Burley Close, Chandler's Ford, SO53 4NS

£375,000

A delightful three bedroom detached family home situated in a quiet cul-de-sac on the edge of Valley Park. The property has been extended to the ground floor to now provide a study, utility room and shower room which complements the re-fitted kitchen/dining room and sitting room. To the first floor are three bedrooms and re-fitted bathroom. The property also benefits from a garage and parking. The location is within walking distance to a range of shops on Valley Park together with St Francis C of E Primary School, with the centre of Chandlers Ford being a short distance away and easy access also to the M3 and M27.

## ACCOMMODATION

### Reception Hall:

**Reception Hall:**  
Stairs to first floor, wooden floor.

**Sitting Room:**  
12'8" x 11'10" (3.86m x 3.61m) Wooded floor, under stairs cupboard, double doors to kitchen/dining room.

**Kitchen/Dining Room:**  
15'10" x 11'8" (4.83m x 3.56m) The kitchen area - fitted with an attractive range of modern Shaker style units with stainless steel furniture and granite worktops. Siemens stainless steel electric double oven and electric hob with extractor hood over, integrated fridge freezer, space and plumbing for dishwasher, tiled floor. The dining area has space for table and chairs, wood flooring and double doors to study.

**Study:**  
8'3" x 8'1" (2.51m x 2.46m) Tiled floor, double doors to rear garden, vaulted ceiling with two velux windows.

**Utility Room:**  
7'6" x 3'9" (2.29m x 1.14m) Space and plumbing for appliances, tiled floor, boiler.

**Shower Room:**  
7'4" x 4'1" (2.24m x 1.24m) White suite with chrome fittings comprising double width shower cubicle, glass wash hand basin on stainless steel stand, WC, tiled walls and floor.

## First Floor

**Landing:**  
Hatch to loft space.

**Bedroom 1:**  
12' x 9'4" (3.66m x 2.84m)

**Bedroom 2:**  
9'7" x 8'5" (2.92m x 2.57m) Measurement taken up to a range of wall to wall fitted wardrobes.

**Bedroom 3:**  
8'8" x 6'4" (2.64m x 1.93m)

**Bathroom:**  
7'2" x 6'3" (2.18m x 1.91m) White suite with chrome fittings comprising panel bath with mixer tap and shower attachment and glazed screen, wash hand basin, WC, tiled walls and floor.

## OUTSIDE

### Front:

Gravelled area, path to front door and side gate to rear garden.

### Rear Garden:

Approximately 24'4" x 17'2". The garden is enclosed by walling and fencing with a patio and block paved area, lawned area and rear gate.

### Garage:

16'10" x 8'4" (5.13m x 2.54m) Located behind the property, light and power connected, parking to the front.

## OTHER INFORMATION

**Tenure:**  
Freehold

**Approximate Age:**  
Mid 1980's

**Approximate Area:**  
891sqft/82.7sqm

**Sellers Position:**  
Looking for forward purchase

**Heating:**  
Gas central heating

**Windows:**  
UPVC double glazing

**Loft Space:**  
Boarded with ladder and light connected

**Infant/Junior School:**  
St Francis C of E Primary School

**Secondary School:**  
Toynbee Secondary School

**Local Council:**  
Test Valley Borough Council - 01264 368000

**Council Tax:**  
Band D

**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 = 521 sq ft / 48.4 sq m  
 First Floor = 370 sq ft / 34.3 sq m  
 Total = 891 sq ft / 82.7 sq m  
 For identification only - Not to scale



Floor plan produced in accordance with RICS Property Measurement 2nd Edition, incorporating International Property Measurement Standards (IPMS2 Residential). © nrbocom 2025. Produced for Sparks Ellison. REF: 1247463



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		<b>83</b>
(69-80) <b>C</b>	<b>69</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	

94 Winchester Road, Chandler's Ford, Hampshire, SO53 2GJ

Sales: t: 02380 255333 e: [property@sparksellison.co.uk](mailto:property@sparksellison.co.uk)

Lettings: t: 02380 018518 e: [lettings@sparksellison.co.uk](mailto: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.





