



sparks ellison

31 Westwood Gardens, Chandlers Ford, SO53 1FN

£500,000

A four bedroom detached family home situated in a popular cul-de-sac location in Hiltingbury benefiting from an en-suite to master bedroom, modern family bathroom, good size sitting room opening on to a dining room, modern kitchen, driveway providing parking for several vehicles, detached garage and good size rear garden. The property is conveniently located near the centre of Chandler's Ford and sits within catchment for Thornden School.

ACCOMMODATION

GROUND FLOOR

Entrance Hall:
Stairs to first floor with cupboard under.

Sitting Room:
19'10" x 12'6" (6.05m x 3.81m) Open plan to dining area.

Dining Area:
12'5" x 8'10" (3.78m x 2.69m) With patio doors to rear garden.

Kitchen:
14'8" x 8'10" (4.47m x 2.69m) Range of cream gloss units, Rangemaster oven and hob with extractor hood over, integrated washing machine, integrated dishwasher, space for fridge freezer, built in larder cupboard, door to outside.

FIRST FLOOR

Landing:
Access to loft space, built in airing cupboard, built in storage cupboard.

Bedroom 1:
11'2" x 9'2" (3.40m x 2.79m) Built in wardrobes along one wall.

En-suite:
6'6" x 3'10" (1.98m x 1.17m) White suite with chrome fitments comprising shower cubicle with glazed screen, wash hand basin, WC.

Bedroom 2:
12'4" x 9' (3.76m x 2.74m)

Bedroom 3:
10'7" x 9'2" (3.23m x 2.79m) Built in wardrobe.

Bedroom 4:
8'7" x 7' (2.62m x 2.13m) Built in cupboard.

Bathroom:
7'1" x 5'11" (2.16m x 1.80m) White suite with chrome fitments comprising P shaped bath with shower unit over and glazed screen, wash hand basin, WC.

OUTSIDE

Front:
Area laid to lawn, steps to front door, driveway providing off road parking for several vehicles, mature Magnolia tree, side pedestrian access to rear garden along both sides.

Rear Garden:
Measures approximately 57' x 46' with paved patio area adjoining the house, area laid to lawn, variety of mature flower and shrub borders, enclosed by fencing, outside tap, garden shed.

Garage:
16'9" x 15'6" (5.11m x 4.72m) Power and light connected.

OTHER INFORMATION

Tenure:
Freehold

Approximate Age:
1968

Approximate Area:
114.8sqm/1237sqft

Sellers Position:
Looking for forward purchase

Heating:
Gas central heating

Windows:
Aluminium double glazed windows

Infant/Junior School:
Chandler's Ford Infant/Merdon Junior School

Secondary School:
Thornden Secondary School

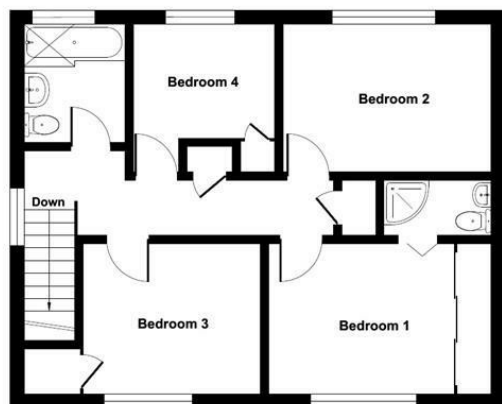
Council Tax:
Band E

Local Council:
Eastleigh Borough Council - 02380 688000

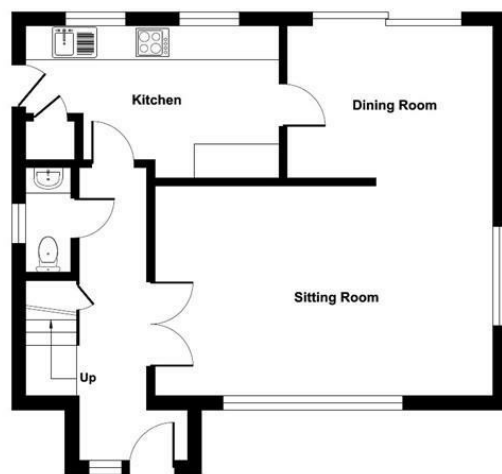
Agents Note:
If you have an offer accepted on a property we will need to, by law, conduct Anti Money Laundering Checks. There is a charge of £20 + vat per person for these checks.



Ground Floor = 631 sq ft / 58.6 sq m
First Floor = 606 sq ft / 56.2 sq m
Total = 1237 sq ft / 114.8 sq m
For identification only - Not to scale



FIRST FLOOR

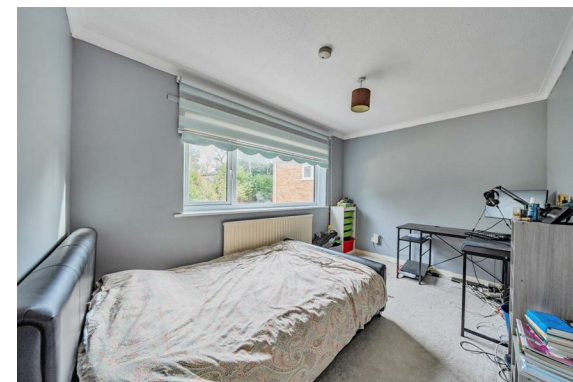
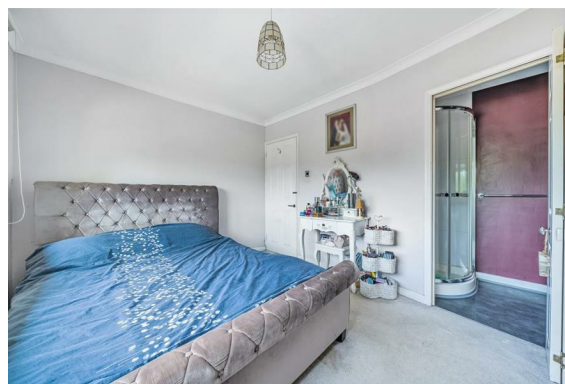


GROUND FLOOR



Certified
Property
Measurer

Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). © nichecom 2023.
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Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		85
(69-80) C		
(55-68) D	59	
(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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