



sparks ellison

253 Leigh Road, Chandler's Ford, SO53 3AX

£425,000

A wonderful three bedroom semi-detached home affording spacious accommodation over both floors to incorporate three good size bedrooms, one of which features a vaulted ceiling and a spacious re-fitted bathroom with vaulted ceiling. On the ground floor is a spacious sitting room leading to a dining area, study, kitchen/dining room, and utility room. To the front of the property is an extremely generous driveway that affords parking for several vehicles. The rear garden has been attractively landscaped and offers a pleasant southerly aspect. The property is presented in excellent condition throughout and is conveniently placed towards the southern end of Chandlers Ford, access to the M3 and M27 motorways together with the centre of Chandlers Ford and neighbouring towns and cities.

ACCOMMODATION

Ground Floor

Enclosed Porch:

Reception Hall:

Stairs to 1st floor with cupboard under, tiled floor.

Sitting Room:

13' x 12'10" (3.96m x 3.91m) Excluding shelved recess, fireplace with inset electric fire, tiled floor, open plan to dining area:

Dining Area:

12'3" x 10'5" (3.73m x 3.18m) Tiled floor, bi-fold doors to rear garden, picture window overlooking the rear garden.

Study:

10'2" x 10' (3.10m x 3.05m) Door to garage.

Kitchen/Dining Room:

12'9" x 10'10" (3.89m x 3.30m) Excluding recess with fitted kitchen cupboards which extend around the room to provide extensive storage space, breakfast bar seating for 7, Space for range style oven with extractor hood over, integrated dishwasher, space for fridge/freezer, tiled floor, door to garden.

Utility/Cloakroom:

6'10" x 6' (2.08m x 1.83m) Range of cupboards, space and plumbing for appliances, sink unit, wc, tiled walls and floor.

First Floor

Landing:

Hatch to loft space, airing cupboard.

Bedroom 1:

12'1" x 11'6" (3.68m x 3.51m) Built-in wardrobe, double doors and Juliette balcony overlooking the rear garden.

Bedroom 2:

12'3" x 10' (3.73m x 3.05m) Feature vaulted ceiling.

Bedroom 3:

9'9" x 9'3" (2.97m x 2.82m) Eaves storage cupboard.

Bathroom:

9' x 7' (2.74m x 2.13m) Modern white suite comprising bath with mixer tap, separate double width shower cubicle with screen, wash basin with cupboard under, wc, tiled walls and floor, feature vaulted ceiling.

OUTSIDE

Front:

To the front of the property is an exceptionally generous gravel driveway that affords parking for several vehicles enclosed by hedging and walling.

Rear Garden:

Adjoining the rear of the property is a newly laid deck with steps up to a further area of garden where there is the benefit of a good size patio and lawned area, planted borders with sleeper edging, enclosed by fencing, shed. Further storage cupboard adjacent to the house, pleasant southerly aspect.

Garage:

OTHER INFORMATION

Tenure:

Freehold

Approximate Age:

1960

Approximate Area:

1427sqft/132.4sqm

Sellers Position:

Looking for forward purchase

Heating:

Gas central heating

Windows:

UPVC double glazing

Loft Space:

Partially boarded with light connected

Infant/Junior School:

Nightingale Primary School

Secondary School:

Crestwood Community School

Local Council:

Eastleigh Borough Council - 02380 688000

Council Tax:

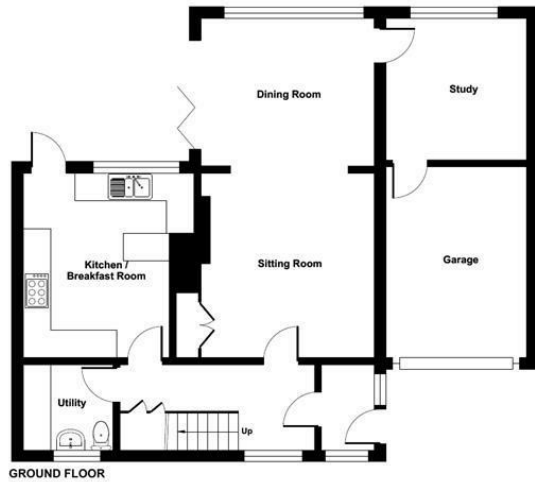
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Agents Note:

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 = 734 sq ft / 68.1 sq m
 First Floor = 557 sq ft / 51.7 sq m
 Garage = 136 sq ft / 12.6 sq m
 Total = 1427 sq ft / 132.4 sq m
 For identification only - Not to scale



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

Floor plan produced in accordance with RICS Property Measurement 2nd Edition, Incorporating International Property Measurement Standards (IPMS2 Residential). © ritchecom 2025. Produced for Sparks Ellison. REF: 1254810

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