



se sparks ellison
For Sale
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18 Swanton Gardens, Chandler's Ford, SO53 1TP

£499,950

An impressive three/four bedroom detached home affording spacious well proportioned accommodation set within this quiet cul-de-sac within South Millers Dale. The property affords many notable features and has been extended to the rear to provide a separate dining room overlooking the rear garden open plan to the 17'7" Kitchen. In addition to this on the ground floor is a sitting room, utility/cloakroom and bedroom 4/family room. On the first floor are three generous bedrooms all of which benefit from built in wardrobes together with the family bathroom. A particularly attractive feature of this home is a stunning rear garden which measures approximately 54'2" x 39'9" benefiting from a pleasant South West aspect. South Millers Dale is placed close to woodland walks and shops on Hursley Road. The centre of Chandlers Ford is a short distance away and easy access can also be gained to the motorway network.

ACCOMMODATION

Ground Floor

Reception Hall:

14' x 5'1" (4.27m x 1.55m) Tiled floor.

Sitting Room:

15'10" x 13'7" (4.83m x 4.14m) Feature contemporary fireplace and surround, double aspect windows, stairs to first floor.

Kitchen:

17' x 11'2" (5.18m x 3.40m) A comprehensive range of units, double electric oven, gas hob with extractor hood over, integrated dishwasher and fridge/freezer, additional freezer, integrated bins.

Dining Room:

11'2" x 9'2" (3.40m x 2.79m) Triple aspect windows over looking the rear garden, double doors to garden.

Lobby:

Door to outside.

Utility/Cloakroom:

7'3" x 4'10" (2.21m x 1.47m) Storage cupboards, space and plumbing for appliances, boiler, WC, sink unit.

Family Room/Bedroom 4:

16'4" x 8' (4.98m x 2.44m)

First Floor

Landing:

Walk in airing cupboard.

Bedroom 1

13'6" x 10'4" (4.11m x 3.15m) Built in wardrobe.

En-Suite Shower Room:

Suite comprising shower cubicle with glazed screen, wash basin, WC.

Bedroom 2:

12' x 7'2" (3.66m x 2.18m) Built in wardrobe.

Bedroom 3:

11' x 7'9" (3.35m x 2.36m) Built in wardrobe.

Bathroom:

8' x 6'8" (2.44m x 2.03m) Suite comprising corner bath, wash basin, WC.

OUTSIDE

Front:

A block paved driveway affording parking for three vehicles with adjacent lawned area and side access to garden.

Rear Garden:

Approximately 54'2" x 9'9" (16.51m x 2.97m) A particularly attractive feature of the property benefiting from a pleasant southerly aspect. Adjoining the house is a paved patio leading to a good size lawn surrounded by well stocked borders and enclosed by fencing, views towards Ram Alley woods.

OTHER INFORMATION

Tenure:

Freehold

Approximate Age:

1981

Approximate Area:

1338sqft/124.3sqm

Sellers Position:

No forward chain

Heating:

Gas central heating

Windows:

UPVC double glazing

Loft Space:

Fully boarded with ladder and light connected

Infant/Junior School:

Chandlers Ford Infant School / Merdon Junior School

Secondary School:

Thornden Secondary School

Local Council:

Eastleigh Borough Council - 02380 688000

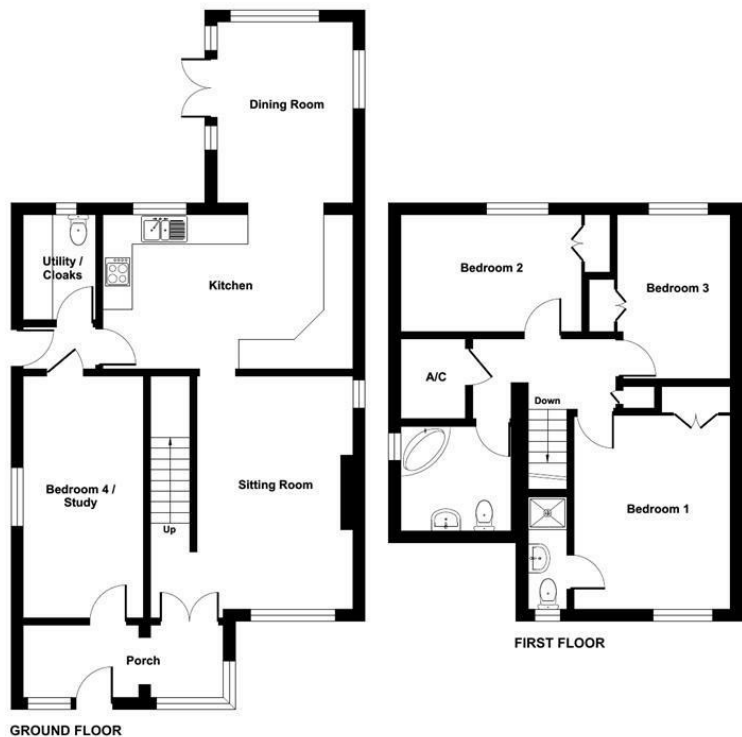
Council Tax:

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 £60 including vat for these checks regardless of the number of buyers involved.

Ground Floor = 789 sq ft / 73.3 sq m
 First Floor = 549 sq ft / 51 sq m
 Total = 1338 sq ft / 124.3 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		
(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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