



sparks ellison



# 15 Tolefrey Gardens, Chandler's Ford, SO53 4HG

£330,000

A modern two bedroom, two bathroom terrace property situated in a pleasant cul de sac location within the popular Knightwood Park development that benefits from an array of facilities including Tesco Local, health practices, public house, schools, leisure centre and a variety of woodland walks. The property also benefits from a low maintenance, southerly facing rear garden, allocated parking and is offered for sale with no forward chain.

## ACCOMMODATION

### GROUND FLOOR

#### Entrance Hall:

Built in storage cupboard.

#### Cloakroom:

Comprising wash hand basin with cupboard under, WC.

#### Kitchen:

10' x 6'6" (3.05m x 1.98m) Built-in oven, built-in microwave, space and plumbing for washing machine, integrated fridge freezer, built-in gas hob, fitted extractor hood, boiler in cupboard.

#### Sitting Room:

19'1" x 12'7" (5.82m x 3.84m) Stairs to first floor.

### FIRST FLOOR

#### Landing:

Access to loft space, built-in airing cupboard.

#### Bedroom One:

12'6" x 8'5" (3.81m x 2.57m)

#### Ensuite:

Comprising bath with shower over, wash hand basin with cupboard under, WC

#### Bedroom 2:

10'7" x 8'10" (3.23m x 2.69) Built-in wardrobes

#### Ensuite:

Comprising shower in cubicle, wash hand basin with cupboard under, WC.

### OUTSIDE

#### Front:

Area laid to artificial lawn, pathway to front door, outside storage cupboard.

#### Rear Garden:

Measures approximately 35' x 14' laid to artificial lawn with planted beds, mature bush, garden shed.

## OTHER INFORMATION

#### Tenure:

Freehold

#### Approximate Age:

1998

#### Approximate Area:

65.8sqm/708sqft

#### Sellers Position:

No forward chain

#### Heating:

Gas central heating

#### Windows:

UPVC double glazed windows

#### Loft Space:

Partially boarded with ladder (not connected)

#### Infant/Junior School:

St. Francis Primary/Knightwood Primary School

#### Secondary School:

Thornden Secondary School

#### Council Tax:

Band C

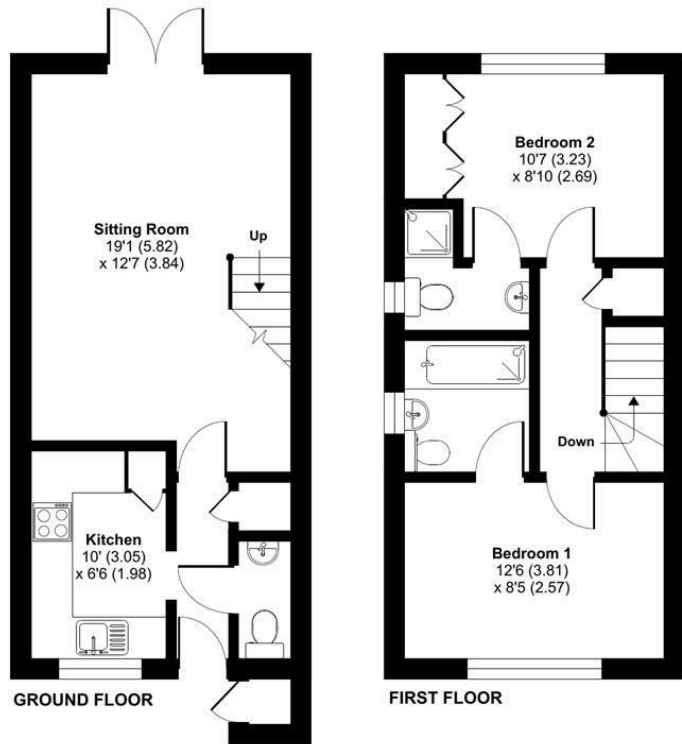
#### Local Council:

Test Valley Borough Council - 01264 368000

#### 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 = 352 sq ft / 32.7 sq m  
 First Floor = 352 sq ft / 32.7 sq m  
 Store = 4 sq ft / 0.4 sq m  
 Total = 708 sq ft / 65.8 sq m  
 For identification only - Not to scale



| Energy Efficiency Rating                    |  | Current                 | Potential |
|---|--|-------------------------|-----------|
| Very energy efficient - lower running costs |  |                         |           |
| (92 plus) A                                 |  |                         | 87        |
| (81-91) B                                   |  |                         |           |
| (69-80) C                                   |  | 68                      |           |
| (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: 1269465

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.





