



sparky ellison

# 15 Sandringham Close, Chandler's Ford, SO53 4LE

£550,000

A modern four bedroom detached family home situated in a popular location on the edge of Knightwood Park benefitting from well proportioned rooms. The ground floor boasts a sitting room with French doors leading to the rear garden, a dining room with feature bay window and a kitchen/breakfast room with built in appliances. Upstairs are four good size bedrooms, all benefitting from built in wardrobes, along with an en suite and family bathroom. Externally there is a pleasant southerly facing rear garden along with a driveway and garage.

## ACCOMMODATION

### GROUND FLOOR

#### Entrance Hall:

Stairs to first floor, door to garage.

#### Cloakroom:

L shaped with maximum measurements of 4'10" x 4' (1.49m x 1.22m) White suite with chrome fittings comprising low level wc, wash hand basin.

#### Sitting Room:

19'3" max x 11'4" max (5.88m x 3.45m)

#### Dining Room:

13'3" x 8'11" (4.05m x 2.73m)

#### Kitchen/Breakfast Room:

11'10" max x 11'3" max (3.61m x 3.44m) With built in double oven, five ring gas hob, fitted extractor hood, integrated fridge, integrated freezer, integrated dishwasher, space for table and chairs.

### FIRST FLOOR

#### Landing:

Access to loft space, built in airing cupboard.

#### Bedroom 1:

12'7" max to wardrobes x 12' (3.84m x 3.65m) Built in wardrobes.

#### En-suite:

6'1" x 5'4" (1.86m x 1.62m) White suite with chrome fittings comprising shower in cubicle, wash hand basin, low level wc.

#### Bedroom 2:

11'8" x 8'1" (3.55m x 2.47m) Built in wardrobe.

#### Bedroom 3:

9'9" x 8'8" (2.97m x 2.65m) Built in wardrobe.

#### Bedroom 4:

11'7" x 7'9" max (3.54m x 2.36m) Built in wardrobe.

#### Bathroom:

6'10" x 6'7" (2.07m x 2.0m) White suite with chrome fittings comprising bath with shower over, low level wc, wash hand basin.

### OUTSIDE

#### Front:

Area laid to lawn, variety of plants and shrubs, side pedestrian access to rear garden, driveway providing off road parking.

#### Rear Garden:

Measures approximately 37' x 33' Area laid to lawn, paved patio area, area laid to timber decking, planted beds, outside tap, garden shed.

#### Garage:

16' x 7'11" (4.87m x 2.41m) With up and over door, power and light, plumbing for washing machine, wall mounted boiler.

### OTHER INFORMATION

#### Tenure:

Freehold

#### Approximate Age:

1990's

#### Approximate Area:

125.2sqm/1348sqft (Including garage)

#### Sellers Position:

Looking for forward purchase

#### Heating:

Gas central heating

#### Windows:

UPVC double glazed windows

#### Loft Space:

Fully boarded with ladder and light connected

#### Solar Panels:

#### Infant/Junior School:

Knightwood Primary/St. Francis Primary School

#### Secondary School:

Toynbee Secondary School

#### Council Tax:

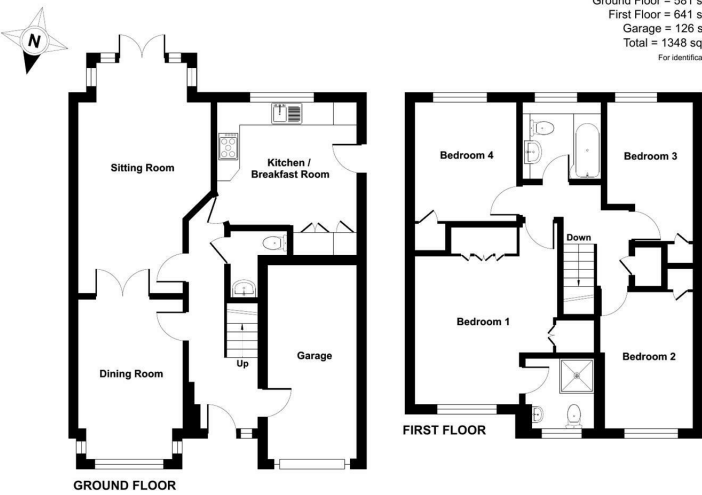
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#### Local Council:

Test Valley Borough Council - 01264 358 000

#### 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 = 581 sq ft / 53.9 sq m  
 First Floor = 641 sq ft / 59.5 sq m  
 Garage = 126 sq ft / 11.7 sq m  
 Total = 1348 sq ft / 125.2 sq m  
 For identification only - Not to scale



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		90
(81-91) <b>B</b>	83	
(69-80) <b>C</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.



