



sparks ellison

3 Maytree Road, Chandler's Ford, SO53 5RT

£595,000

A four bedroom detached family home situated in a popular location within the heart of Hiltingbury and within catchment for Hiltingbury and Thornden schools. The property boasts four generous bedrooms along with a family bathroom on the first floor. On the ground floor, there is a kitchen/breakfast room along with a sitting room and separate dining room that both overlook the impressive rear garden. The rear garden itself measures some 94' in length and benefits from a woodland feel. To the front is a large driveway and there is also a garage.

ACCOMMODATION

GROUND FLOOR

Entrance Hall:
Under stairs storage cupboard, stairs to first floor.

Cloakroom:
4'11" x 2'11" (1.50m x 0.89m) Comprising wash hand basin, WC.

Kitchen/Breakfast Room:
12'10" x 10'11" (3.91m x 3.33m) Built in oven, built in electric hob, integrated dishwasher, integrated washing machine, space for fridge freezer, space for table and chairs, wall mounted boiler.

Sitting Room:
17'8" x 12'11" (5.38m x 3.94m) Fitted dual fuel burner.

Dining Room:
18'9" x 10'6" (5.72m x 3.20m)

FIRST FLOOR

Landing:
Access to loft space, built-in airing cupboard housing hot water tank.

Bedroom 1:
13' x 10'11" (3.96m x 3.33m)

Bedroom 2:
13' x 10'9" (3.96m x 3.28m)

Bedroom 3:
10'2" x 8'9" (3.10m x 2.67m)

Bedroom 4:
9'10" x 9'4" (3.00m x 2.84m)

Bathroom:
8'6" x 6'5" (2.59m x 1.96m) Comprising corner bath with mixture tap and shower attachment, wash hand basin, WC.

OUTSIDE

Front:
Area laid to lawn, planted beds, driveway providing off road parking, gate providing vehicle access to garden.

Side:
To the side of the property is space for further parking or a caravan/motorhome or similar. Gate to rear garden.

Rear Garden:
Measures approximately 94' x 37' and comprises area laid to timber deck, area laid to lawn, variety of mature plants, bushes, shrubs, and trees, garden pond, garden shed.

Garage:
19'7" x 9'4" (5.97m x 2.84m) With up and over door, power and light, door to garden.

OTHER INFORMATION

Tenure:
Freehold

Approximate Age:
1965

Approximate Area:
1288sqft/119.6sqm

Sellers Position:
Found property to purchase

Heating:
Gas central heating

Windows:
UPVC double glazing

Loft Space:
Partially boarded with ladder and light connected

Infant/Junior School:
Hiltingbury Infant/Junior School

Secondary School:
Thornden Secondary School

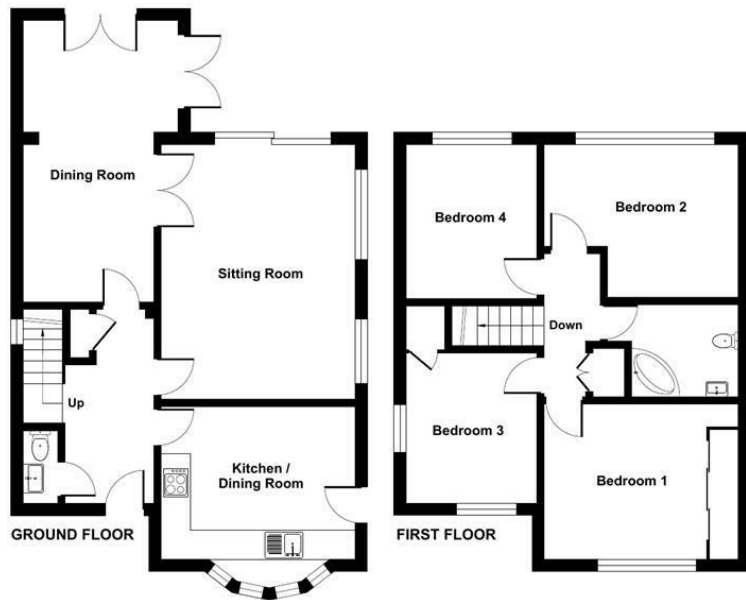
Council Tax:
Band E

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 £50 + vat for these checks regardless of the number of buyers involved.



Approximate Area = 1288 sq ft / 119.6 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		81
(69-80) C		
(55-68) D	64	
(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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