



sparks ellison

31 Westwood Gardens, Chandlers Ford, SO53 1FN

£500,000

Nestled in a quiet and highly desirable cul-de-sac in the heart of Hiltingbury, this four-bedroom detached home offers the perfect blend of modern living, family-friendly layout, and an unbeatable location. Ideal for growing families, this family home is located just moments from the centre of Chandler's Ford, with its array of shops, amenities, and excellent transport links. The property sits proudly within the coveted Thornden School catchment area, making it a fantastic opportunity for families prioritising education. The surrounding area is also home to a number of reputable primary schools, parks, leisure facilities, and community centres, contributing to a warm, welcoming neighbourhood atmosphere. Inside, the home features a spacious sitting room that flows seamlessly into a generous dining area, perfect for entertaining or relaxed family meals. The modern kitchen is well-equipped with a Rangemaster cooker, and ample storage. Upstairs, you'll find four well-proportioned bedrooms, including a master bedroom with en-suite and a family bathroom. Further benefits include triple-glazed windows throughout, offering excellent energy efficiency and sound insulation, driveway for several cars and a garage and good a sized rear garden. This property presents a great opportunity to acquire a family home in a prime location that balances suburban tranquillity with everyday convenience.

ACCOMMODATION

GROUND FLOOR

Entrance Hall:
Stairs to first floor with cupboard under.

Sitting Room:
19'10" x 12'6" (6.05m x 3.81m) Open plan to dining area.

Dining Area:
12'5" x 8'10" (3.78m x 2.69m) With patio doors to rear garden.

Kitchen:
14'8" x 8'10" (4.47m x 2.69m) Range of cream gloss units, Rangemaster oven and hob with extractor hood over, integrated washing machine, integrated dishwasher, space for fridge freezer, built in larder cupboard, door to outside.

FIRST FLOOR

Landing:
Access to loft space, built in airing cupboard, built in storage cupboard.

Bedroom 1:
11'2" x 9'2" (3.40m x 2.79m) Built in wardrobes along one wall.

En-suite:
6'6" x 3'10" (1.98m x 1.17m) White suite with chrome fitments comprising shower cubicle with glazed screen, wash hand basin, WC.

Bedroom 2:
12'4" x 9' (3.76m x 2.74m)

Bedroom 3:
10'7" x 9'2" (3.23m x 2.79m) Built in wardrobe.

Bedroom 4:
8'7" x 7' (2.62m x 2.13m) Built in cupboard.

Bathroom:
7'1" x 5'11" (2.16m x 1.80m) White suite with chrome fitments comprising P shaped bath with shower unit over and glazed screen, wash hand basin, WC.

OUTSIDE

Front:
Area laid to lawn, steps to front door, driveway providing off road parking for several vehicles, mature Magnolia tree, side pedestrian access to rear garden along both sides.

Rear Garden:
Measures approximately 57' x 46' with paved patio area adjoining the house, area laid to lawn, variety of mature flower and shrub borders, enclosed by fencing, outside tap, garden shed.

Garage:
16'9" x 15'6" (5.11m x 4.72m) Power and light connected.

OTHER INFORMATION

Tenure:
Freehold

Approximate Age:
1968

Approximate Area:
114.8sqm/1237sqft

Sellers Position:
Looking for forward purchase

Heating:
Gas central heating

Windows:
Aluminium double glazed windows

Infant/Junior School:
Chandler's Ford Infant/Merdon Junior School

Secondary School:
Thornden Secondary School

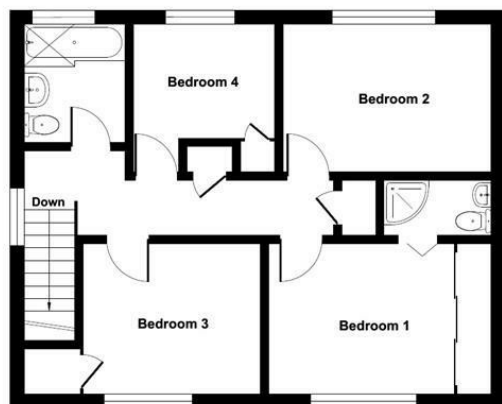
Council Tax:
Band E

Local Council:
Eastleigh Borough Council - 02380 688000

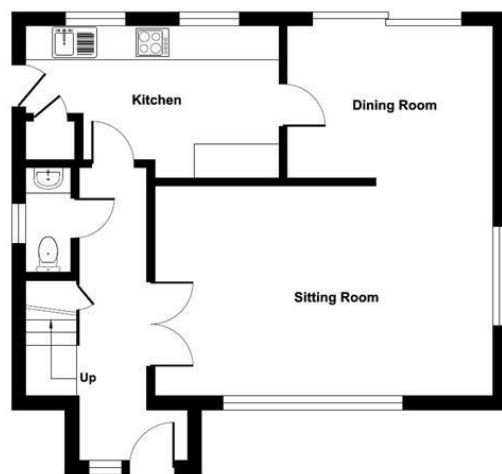
Agents Note:
If you have an offer accepted on a property we will need to, by law, conduct Anti Money Laundering Checks. There is a charge of £60 including vat for these checks regardless of the number of buyers involved.



Ground Floor = 631 sq ft / 58.6 sq m
First Floor = 606 sq ft / 56.2 sq m
Total = 1237 sq ft / 114.8 sq m
For identification only - Not to scale



FIRST FLOOR

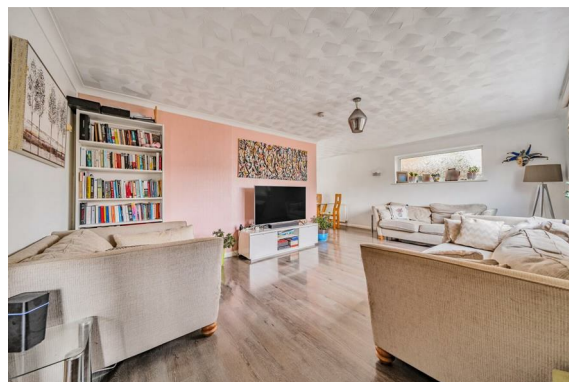


GROUND FLOOR



Certified
Property
Measurer

Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). © nichecom 2023. Produced for Sparks Ellison. REF: 985010



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		85
(81-91) B		
(69-80) C		
(55-68) D	59	
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales		EU Directive 2002/91/EC

94 Winchester Road, Chandler's Ford, Hampshire, SO53 2GJ

Sales: t: 02380 255333 e: property@sparksellison.co.uk

Lettings: t: 02380 018518 e: lettings@sparksellison.co.uk

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