



sparks ellison



48 Oakmount Road, Chandler's Ford, SO53 2LL

£435,000

An extended and beautifully presented three/four bedroom end of terrace family home situated within close proximity to the centre of Chandler's Ford which provides an array of amenities including Waitrose supermarket, coffee bars, retail shops, health practices and public houses. The property has been extended to the rear to provide a wonderful bright sitting room with patio door leading onto the attractive rear garden and skylight windows. The ground floor also boasts a further reception room which could be utilised as a study or fourth bedroom whilst three bedrooms share the first floor shower room. The property sits in attractive gardens and benefits from two allocated parking spaces to the rear.

ACCOMMODATION

GROUND FLOOR

**Entrance Hall:**  
Stairs to first floor.

**Dining Room:**  
13'11" x 12'11" (4.23m x 3.93m)

**Sitting Room:**  
14'5" x 13' (4.39m x 3.96m) Patio door to rear garden, two skylight windows.

**Kitchen:**  
14' x 10'2" (426m x 3.10m) Built-in double oven, built-in induction hob, fitted extractor hood, integrated dishwasher, space for fridge freezer, under stairs storage cupboard.

**Utility Room:**  
13'5" x 9'9" (4.09m x 2.98m) Space and plumbing for washing machine, space for tumble dryer.

**Bedroom 4/Study:**  
11'6" x 10'6" (3.51m x 3.20m)

**Cloakroom:**  
Comprising wash hand basin, WC, wall mounted boiler.

**Rear Garden:**  
Measures approximately 54' max by 37' and comprises paved patio area, area laid to lawn, outside tap, outside power points, garden shed, garden store with power.

**Parking:**  
To the rear of the property is a bay providing parking for two vehicles.

FIRST FLOOR

**Landing:**  
Access to loft space.

**Bedroom 1:**  
13'11" x 13' (4.23m x 3.96m)

**Bedroom 2:**  
13'10" x 11'6" (4.22m x 3.51m)

**Bedroom 3:**  
10'5" x 7'5" (3.17m x 2.25m)

**Shower Room:**  
Comprising shower in cubicle, wash hand basin, WC.

**OTHER INFORMATION**

**Tenure:**  
Freehold

**Approximate Age:**  
1950's

**Approximate Area:**  
1358sqft/126sqm

**Sellers Position:**  
Looking for forward purchase

**Heating:**  
Gas central heating

**Windows:**  
UPVC double glazed windows

**Loft Space:**  
Fully boarded with ladder and light connected

**Infant/Junior School:**  
Fryern Infant/Junior School

**Secondary School:**  
Toynbee Secondary School

**Council Tax:**  
Band C

**Local Council:**  
Eastleigh Borough Council - 02380 688000

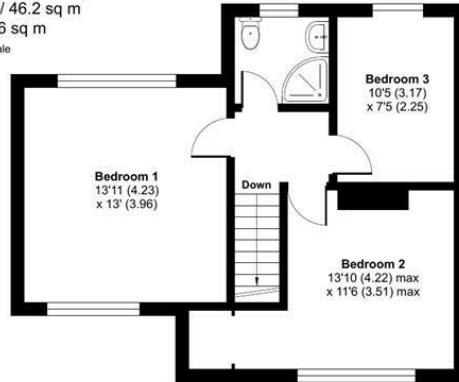
OUTSIDE

**Front:**  
Area laid to lawn, pathway to front door, side access to rear garden.

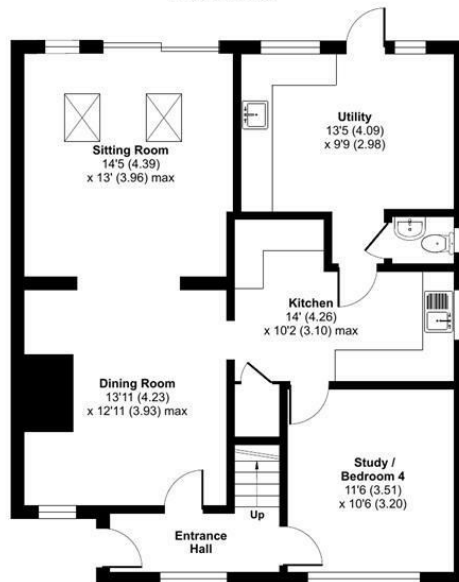
**Agents Note:**  
If you have an offer accepted on a property we will need to, by law, conduct Anti Money Laundering Checks. There is a charge of £20 + vat per person for these checks.

Ground Floor = 860 sq ft / 79.8 sq m  
 First Floor = 498 sq ft / 46.2 sq m  
 Total = 1358 sq ft / 126 sq m

For identification only - Not to scale



FIRST FLOOR



GROUND FLOOR

Floor plan produced in accordance with RICS Property Measurement 2nd Edition, Incorporating International Property Measurement Standards (IPMS2 Residential). © nrichcom 2025. Produced for Sparks Ellison. REF: 1272563.



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		79
(69-80) <b>C</b>		
(55-68) <b>D</b>	64	
(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	

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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.





