



sparkes ellison



# 3 Templars Mede, Chandler's Ford, SO53 3RX

£635,000

An impressive four bedroom detached family home built to an attractive design, affording particularly spacious well proportioned rooms highlighted by a generous reception hall, dual aspect living room, kitchen/breakfast room, dining room and utility room and on the first floor are four good size bedrooms together with an en-suite and family bathroom. To the front of the property is a driveway which affords parking for several vehicles leading to a double garage. To the rear there is a south facing garden measuring approximately 58' x 61'. The house is presented in neat and tidy fashion but would also benefit from some updating and is offered for sale with no chain.

## ACCOMMODATION

### GROUND FLOOR

#### Open Porch:

#### Reception Hall:

Stairs to first floor with cupboard under.

#### Cloakroom:

Wash basin, W.C.

#### Sitting Room:

21'5" x 12'11" (653m x 3.94m) Dual aspect with patio doors to rear garden, fireplace.

#### Dining Room:

12'4" x 10'9" (3.76m x 3.28m)

#### Kitchen/Breakfast Room:

15' x 10'8" (4.57m x 3.25m) Range of units, electric double oven, gas hob with extractor hood over, space and plumbing for appliances, door to:

#### Utility Room:

6'9" x 6'2" (2.06m x 1.88m) Space and plumbing for appliances, sink unit, cupboard housing boiler.

### FIRST FLOOR

#### Landing:

Hatch to loft space, airing cupboard.

#### Bedroom 1:

14'10" x 12'11" (4.52m x 3.94m) Fitted wardrobe and drawer unit.

#### En-Suite:

Suite comprising bath, separate shower cubicle, wash basin, WC, bidet.

#### Bedroom 2:

12'6" x 10'9" (3.81m x 3.28m)

#### Bedroom 3:

10'10" x 10'8" (3.30m x 3.25m)

#### Bedroom 4:

11'11" x 9'3" (3.63m x 2.82m)

#### Bathroom:

Suite comprising bath, separate shower, WC, wash basin.

### OUTSIDE

#### Front:

To the front of the property is a generous driveway affording parking for several vehicles leading to the double garage, adjacent lawned area, path to front door and side path and gate to rear garden.

#### Rear Garden:

Approximately 61' x 58' enjoying a pleasant southerly aspect. A patio adjoins the house leading onto a good size lawned area enclosed by mature hedging and fencing.

#### Double Garage:

Light and power.

### OTHER INFORMATION

#### Tenure:

Freehold

#### Approximate Age:

1988

#### Approximate Area:

1965sqft/182.5sqm

#### Sellers Position:

No forward chain

#### Heating:

Gas central heating

#### Windows:

UPVC at the back of the property

Wooden at the front of the property

#### Loft Space:

Partially boarded with ladder and light connected

#### Infant/Junior School:

St. Francis Primary School

#### Secondary School:

Toynbee Secondary School

#### Council Tax:

Band F

#### 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 £20 + vat per person for these checks.

Ground Floor = 803 sq ft / 74.6 sq m  
 First Floor = 836 sq ft / 77.6 sq m  
 Garage = 326 sq ft / 30.3 sq m  
 Total = 1965 sq ft / 182.5 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			77
(69-80) C			
(55-68) D		64	
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
<b>England &amp; Wales</b>		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: 1267464

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