



sparkes ellison

138 Park Road, Chandler's Ford, SO53 1HQ

£550,000

An exceptionally well presented four bedroom detached home conveniently situated in the heart of Chandler's Ford and within walking distance to the local Hiltngbury schools, leisure centre and community centre together with shops on Hiltngbury Road. The property affords a generous frontage set well back from Park Road with the house itself affording spacious well proportioned rooms together with a re-fitted modern open plan kitchen/dining space to the front and good sized living room to the rear overlooking the garden. On the first floor are four good sized bedrooms and re-fitted modern bathroom. The delightful rear garden affords a westerly aspect and to the front a driveway leads to a single garage. The location also falls within the catchment for the popular Thornden secondary school with the centre of Chandler's Ford being a short distance away and easy access to the M3 and M27 motorways.

ACCOMMODATION

GROUND FLOOR

Reception Hall:
Karndean flooring, stairs to first floor with cupboard under.

Cloakroom:
Suite comprising wash basin, WC, storage cupboards, tiled walls.

Sitting Room:
19'11" x 13'1" (6.06m x 3.99m) Fireplace surround incorporating electric log burner style fire, patio doors to rear garden.

Kitchen/Dining Room:
19'11" x 10'8" (6.06m x 3.26m) The kitchen area has been re-fitted in a range of matte grey units with black handles and Quartz worktops, electric double oven, electric hob with extractor hood over, integrated fridge and dishwasher, space and plumbing for washing machine, built in microwave, built in fan heater. The dining area comfortably accommodates a dining table and sideboard, Karndean floor.

FIRST FLOOR

Landing:
Hatch to loft space.

Bedroom 1:
13' x 10'4" (3.97m x 3.15m)

Bedroom 2:
10'9" x 10'8" (3.28m x 3.25m) Fitted wardrobe and shelved cupboard.

Bedroom 3:
13' x 9'3" (3.95m x 2.81m)

Bedroom 4:
8'11" x 8'9" (2.71m x 2.67m)

Shower Room:
Re-fitted modern white suite comprising full width walk in shower cubicle with glazed screen, wash basin with cupboard under, WC, Karndean floor.

OUTSIDE

Front:
To the front of the property is a generous driveway affording parking for several vehicles and a turning area leading to the garage. Adjacent to this is a good sized lawned area with well stocked planted borders enclosed by hedging and fencing, pathway to front door and side gate to rear garden.

Rear Garden:
An exceptionally attractive feature of the property measuring approximately 56' in length enjoying a pleasant westerly aspect. A full width patio leads on to a lawned area surrounded by an abundance of well stocked borders including fruit trees and enclosed by fencing, summer house, shed.

Garage:
17'3" x 8'8" (5.26m x 2.64m) Light and power, rear door.

OTHER INFORMATION

Tenure:
Freehold

Approximate Age:
1970's

Approximate Area:
111.6sqm/1202sqft

Sellers Position:
Looking for forward purchase

Heating:
Gas central heating

Windows:
UPVC double glazed windows

Loft Space:
Partially boarded with ladder and light connected

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

Secondary School:
Thornden Secondary School

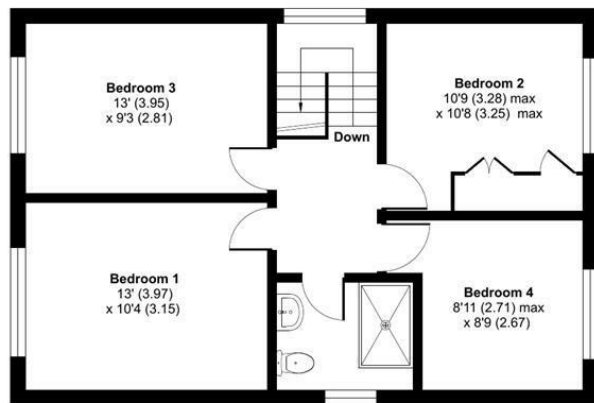
Council Tax:
Band F

Local Council:
Eastleigh Borough Council - 02380 688000

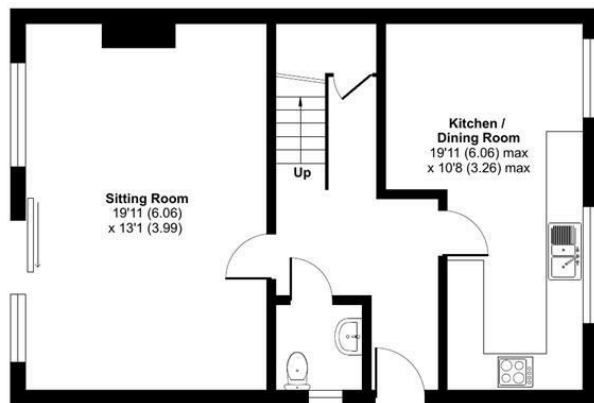
Agents Note:
If you have an offer accepted on a property we will need to, by law, conduct Anti Money Laundering Checks. There is a charge of £60 including vat for these checks regardless of the number of buyers involved.



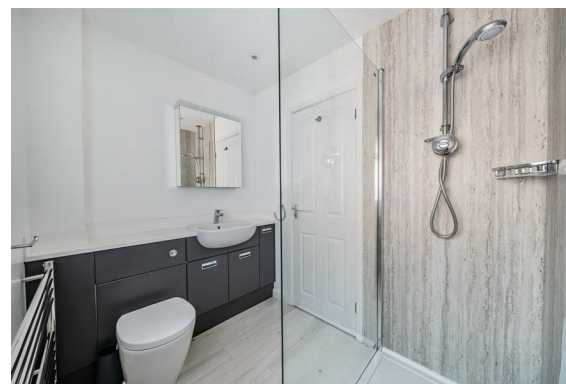
Ground Floor = 601 sq ft / 55.8 sq m
 First Floor = 601 sq ft / 55.8 sq m
 Total = 1202 sq ft / 111.6 sq m
 For identification only - Not to scale



FIRST FLOOR



GROUND FLOOR



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

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.



