



sparks 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 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

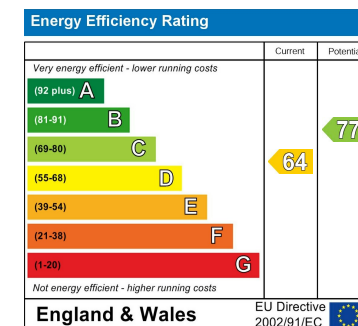
Secondary School:
Toynbee Secondary School

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

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



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