



sparks ellison



25A Mead Road, Chandler's Ford, SO53 2FB

£475,000

A delightful three bedroom detached home conveniently situated in the centre of Chandler's Ford and within walking distance to the two main shopping areas as well as bus services to Southampton and Winchester and Chandler's Ford Railway station. The property has been extended to the rear with a wonderful room currently used as a dining space with vaulted ceiling and access to the rear garden and adjoining this is the sitting room. In addition to this on the ground floor is a good size kitchen and cloakroom. On the first floor are three generous bedrooms and an en-suite shower room and family bathroom. There is also the benefit of a good size driveway and garage together with rear garden measuring approximately 58 ft.

ACCOMMODATION

GROUND FLOOR

- Entrance Hall:**  
Stairs to first floor, under stairs storage cupboard.
- Cloakroom:**  
5'2" x 2'10" (1.57m x 0.86m) White suite with chrome fitments comprising wash hand basin, WC, tiled floor.
- Sitting Room:**  
17'4" x 10'4" (5.28m x 3.15m)
- Family/Dining Room:**  
13' x 9'5" (3.96m x 2.87m) Vaulted ceiling with two Velux windows, double doors to rear garden.
- Kitchen:**  
16'7" x 7'9" (5.05m x 2.36m) Range of cream coloured Shaker style units, space and point for cooker, space for fridge/freezer, space and plumbing for dishwasher, space for table and chairs, tiled floor.

FIRST FLOOR

- Landing:**  
Access to loft space, built in airing cupboard, light tunnel.
- Bedroom 1:**  
15'3" x 12'11" max (4.65m x 3.94m)
- En-suite:**  
6'5" x 6' (1.96m x 1.83m) White suite with chrome fitments comprising shower cubicle, wash hand basin with cupboard under, W.C., tiled walls and floor.
- Bedroom 2:**  
13' x 8'5" (3.96m x 2.57m)
- Bedroom 3:**  
10'4" x 8'4" (3.15m x 2.54m)
- Bathroom:**  
5'5" x 5'1" (1.65m x 1.55m) White suite with chrome fitments comprising bath with shower over, glazed screen, wash hand basin with cupboard under, WC. tiled walls and floor.

OUTSIDE

- Front:**  
Driveway providing off road parking for 3 vehicles, outside tap, side pedestrian access to rear garden.

- Rear Garden:**  
Measures approximately 58' x 23' and comprises paved patio areas, planted beds, area laid to shingle, brick built storage shed, enclosed by fencing.
- Garage:**  
15'7" x 8'10" (4.75m x 2.69m) Power and light, wall mounted boiler.
- OTHER INFORMATION**
- Tenure:**  
Freehold
- Approximate Age:**  
1997
- Approximate Area:**  
1297sqft/120.4sqm
- Sellers Position:**  
Looking for forward purchase
- Heating:**  
Gas central heating
- Windows:**  
UPVC double glazed windows
- Loft Space:**  
Partially boarded with ladder connected
- Infant/Junior School:**  
Chandler's Ford Infant/Merdon Junior School
- Secondary School:**  
Toynbee Secondary School
- Council Tax:**  
Band D
- 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 = 573 sq ft / 53.2 sq m  
 First Floor = 587 sq ft / 54.5 sq m  
 Garage = 137 sq ft / 12.7 sq m  
 Total = 1297 sq ft / 120.4 sq m  
 For identification only - Not to scale



Certified Property Measurer  
 Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). © richcom 2022.  
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| Energy Efficiency Rating                    |           |                         |
|---------------------------------------------|-----------|-------------------------|
|                                             | Current   | Potential               |
| Very energy efficient - lower running costs |           |                         |
| (92 plus) <b>A</b>                          |           |                         |
| (81-91) <b>B</b>                            |           | <b>81</b>               |
| (69-80) <b>C</b>                            | <b>69</b> |                         |
| (55-68) <b>D</b>                            |           |                         |
| (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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