



sparks ellison

24 Malcolm Close, Chandler's Ford, SO53 5BL

£535,000

A delightful three bedroom semi detached home pleasantly situated within the heart of the highly desirable Hiltingbury area. A particularly stunning feature of this property is the delightful rear garden that measures approximately 70' x 55'. The accommodation provides exceptionally spacious rooms for a house of its type highlighted by the 21'4" x 13'6" sitting room together with the 27'3" dining area/study. Malcolm close is conveniently situated within walking distance to local shops on Hiltingbury Road, the picturesque Hiltingbury lakes and Thornden school. The centre of charndler's Ford is a short distance away and easy access can also be gained to junction 12 of the M3.

ACCOMMODATION

GROUND FLOOR

Entrance Vestibule:

Reception Hall:
16'5" x 5'10" (5.00m x 1.78m) Stairs to first floor with cupboard under.

Cloakroom:
Wash basin, WC, tiled floor.

Sitting Room:
21'4" x 13'6" extending to 16' (6.50m x 4.11m extending to 4.88m) Open Fireplace.

Dining Area/Study:
27'3" x 8'4" (8.31m x 2.54m) Double doors to rear garden.

Kitchen:
12'6" x 8'11" (3.81m x 2.72m) A range of re-fitted white gloss units, space for range style oven with extractor hood over, space for fridge freezer, integrated bins and dishwasher.

Utility Room:
13'8" x 10'8" (4.17m x 3.24m) Patio doors to rear garden, space and plumbing for appliances, space for table and chairs.

FIRST FLOOR

Landing:
Hatch to loft space.

Bedroom 1:
15' x 13'5" (4.57m x 4.08m) Stripped wooden floor.

En-suite Shower Room:
Suite comprising shower cubicle, wash basin, WC, tiled walls.

Bedroom 2:
12'9" x 9' (3.88m x 2.75m) Stripped wooden floor.

Bedroom 3:
9'5" x 8'5" (2.86m x 2.56m) Stripped wooden floor.

Bathroom:
Suite comprising bath with central mixer tap and shower attachment, wash basin, WC, tiled walls.

OUTSIDE

Front:
A driveway provides off street parking with adjacent planted area and side gate to rear garden.

Rear Garden:
A particularly stunning feature of the property measuring approximately 70' x 55'. A patio adjoins the house leading onto a good sized lawned area enclosed by hedging and fencing, 2 garden sheds.

OTHER INFORMATION

Tenure:
Freehold

Approximate Age:
1970

Approximate Area:

Sellers Position:
Looking for forward purchase

Heating:
Gas central heating

Windows:
UPVC double glazing

Loft Space:
Fully boarded with light connected

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

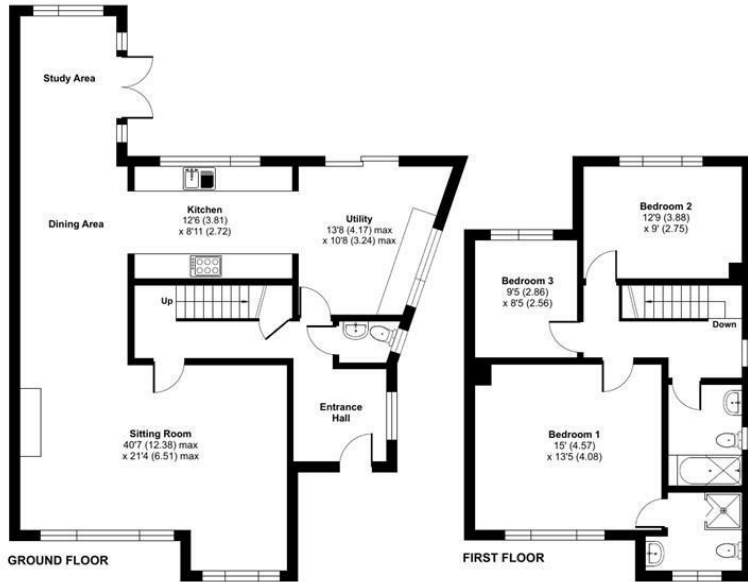
Secondary School:
Thornden Secondary School

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 = 960 sq ft / 89.1 sq m
 First Floor = 590 sq ft / 54.8 sq m
 Total = 1550 sq ft / 144 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		
(69-80) C		
(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	

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