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For Sale  
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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:**  
144sqm/1550sqft

**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

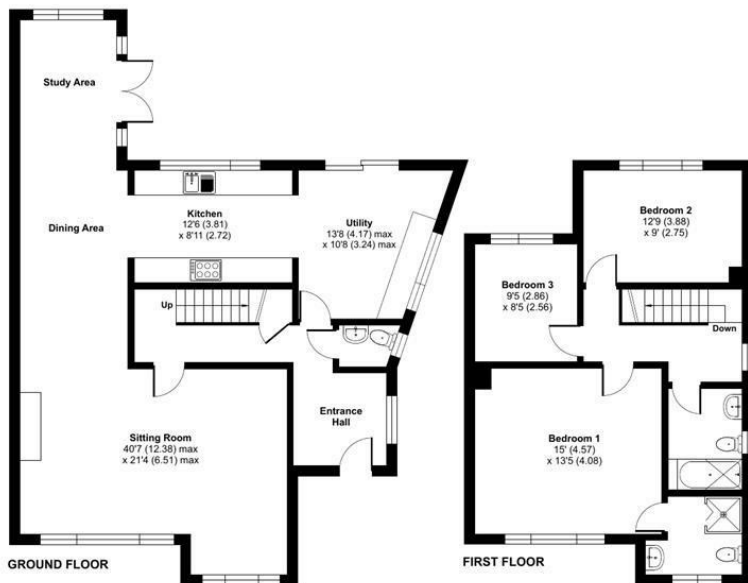
**Secondary School:**  
Thornden Secondary School

**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) <b>A</b>                          |                         |           |
| (81-91) <b>B</b>                            |                         |           |
| (69-80) <b>C</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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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.





