



sparks ellison

79 Morgan Le Fay Drive, Chandler's Ford, SO53 4JQ

£335,000

A delightful three bedroom home offered for sale with no forward chain situated in a highly sought after road within Knightwood Park. The property is well presented throughout benefiting from a downstairs cloakroom, spacious sitting room and kitchen/dining room, to the rear overlooking the garden. On the first floor the main bedroom benefits from fitted wardrobes with two further bedrooms and family bathroom. To the front of the property is the advantage of two off street parking spaces directly outside. Knightwood park provides an excellent range of day-to-day amenities to include woodland walks, a leisure centre, Knightwood School and shops and amenities in Pilgrims Close.

ACCOMMODATION

GROUND FLOOR

Entrance Hall:

Cloakroom:
Wash basin, WC.

Sitting Room:
15'5"max x 11'9"max (4.70m x 3.59m) Stairs to first floor with cupboard under.

Kitchen/Dining Room:
15'2" x 8'8" (4.63m x 2.65m) Range of units, electric oven, gas hob with extractor hood over, space and plumbing for appliances, boiler, space for table and chairs, patio doors to rear garden.

FIRST FLOOR

Landing:
Hatch to loft space, airing cupboard.

Bedroom 1:
13'4" max x 11'2" max (4.06m x 3.40m) Built in wardrobe and storage cupboard.

Bedroom 2:
8'8" x 7'11" (2.64m x 2.42m)

Bedroom 3:
8'11" x 6'4" (2.71m x 1.92m)

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

OUTSIDE

Front:
To the front of the property is the benefit of two allocated off street parking spaces and planted border with pathway to front door.

Rear Garden:
Approximately 36' x 15'7" . A patio adjoins the house and leads onto a lawned area, enclosed by fencing.

OTHER INFORMATION

Tenure:
Freehold

Approximate Age:
2001

Approximate Area:
799sqft/74.1sqm

Sellers Position:
No forward chain

Heating:
Gas central heating

Windows:
UPVC double glazed windows

Infant/Junior School:
St. Francis Primary/Knightwood Primary School

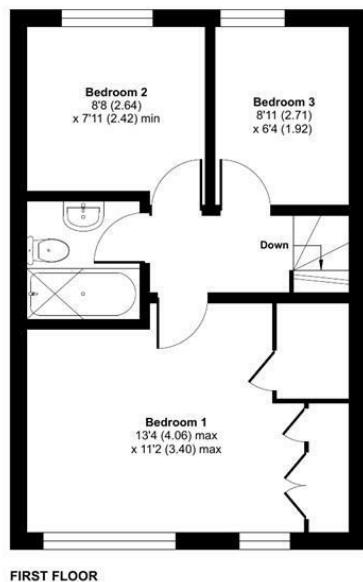
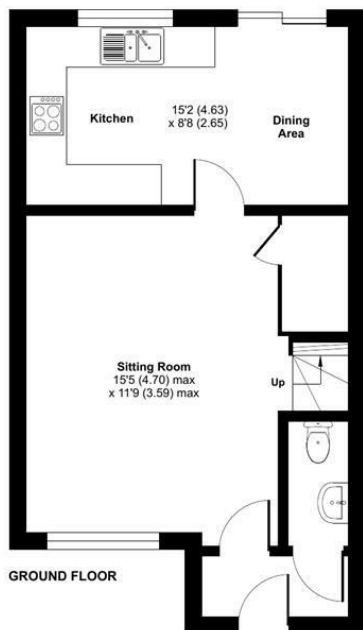
Secondary School:
Thornden Secondary School

Council Tax:
Band C

Local Council:
Test Valley Borough Council - 01264 368000

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 = 414 sq ft / 38.4 sq m
 First Floor = 385 sq ft / 35.7 sq m
 Total = 799 sq ft / 74.1 sq m
 For identification only - Not to scale



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		100
(92 plus) A		
(81-91) B		
(69-80) C	71	
(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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