



sparks ellison

17 Park Road, Chandler's Ford, SO53 2EW

£375,000

An attractive three bedroom semi-detached character home conveniently situated in the centre of Chandlers Ford, within walking distance to a range of shops on Hursley Road together with Chandlers Ford railway station. The Central Precinct is also within close proximity with a further range of shops as well as bus services to Southampton and Winchester. The house itself provides spacious well proportioned accommodation and offers enormous potential to extend and create larger accommodation as well as requiring some updating throughout. The property also benefits from a pleasant rear garden measuring approximately 59' x 37' and is being offered for sale with no forward chain.

ACCOMMODATION

Ground Floor

Open Porch:

Reception Hall:
Stairs to first floor with cupboard under.

Cloakroom:
Wash basin, WC, tiled floor.

Sitting Room:
13' into bay x 12'9" max (3.96m x 3.88m) Feature fireplace with inset log/coal burner, Bay window, wooden floor.

Dining Room:
13'6" x 10'6" (4.12m x 3.19m) Fireplace, double doors to rear garden.

Kitchen/Breakfast Room:
15'1" x 8'6" (4.61m x 2.60m) Range of units, built in oven and hob with extractor hood over, space and plumbing for further appliances, tiled floor, space for table and chairs.

First Floor

Landing:
Hatch to loft space, wooden floor.

Bedroom 1:
12'10" into bay x 12'9" max (3.92m x 3.89m) Bay window.

Bedroom 2:
13'6" x 10'5" (4.12m x 3.18m)

Bedroom 3:
10'4" x 8'7" (3.14m x 2.65m) Wooden floor, cupboard housing boiler.

Bathroom:
Modern white suite comprising bath with mixer tap and shower attachment, wash basin, WC, tiled floor.

OUTSIDE

Front:
To the front of the property is a driveway and adjacent lawn surrounded by planted borders.

Rear Garden:
59' x 37' Adjoining the property is a full width patio with enclosed walling to either side, this leads onto a lawned area enclosed by hedging and fencing.

Garage:
14'10" x 11' (4.52m x 3.34m) Loft storage space, light and power, open plan to

Games Room:
16' x 12'3" (4.88m x 3.73m) Patio doors to rear garden, radiator, part vaulted ceiling (Please note that this space could be integrated into the property to provide a substantial open plan kitchen/dining/family room subject to normal consents).

OTHER INFORMATION

Tenure:
Freehold

Approximate Age:
1929/1930

Approximate Area:
1468sqft/136.2sqm

Sellers Position:
No forward chain

Heating:
Gas central heating

Windows:
UPVC double glazing

Loft Space:
Partially boarded

Infant/Junior School:
Chandlers Ford Infant School / Merdon Junior School

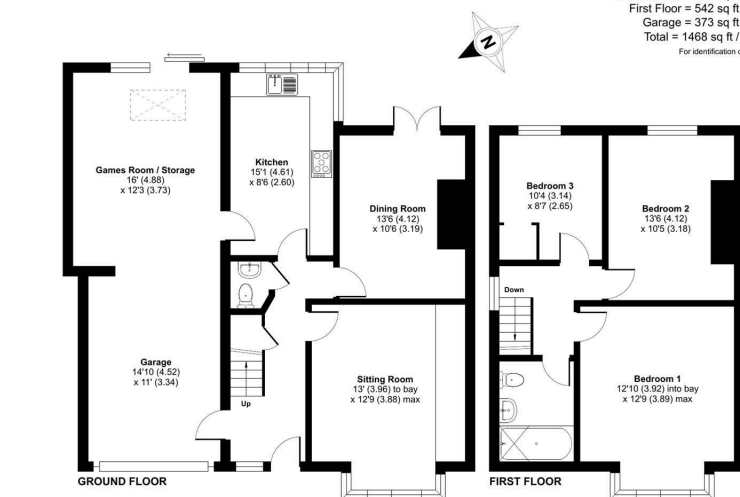
Secondary School:
Toynbee Secondary School

Local Council:
Eastleigh Borough Council - 02380 688000

Council Tax:
Band: D

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 = 553 sq ft / 51.3 sq m
 First Floor = 542 sq ft / 50.3 sq m
 Garage = 373 sq ft / 34.6 sq m
 Total = 1468 sq ft / 136.2 sq m
 For identification only - Not to scale



Floor plan produced in accordance with RICS Property Measurement 2nd Edition, incorporating International Property Measurement Standards (IPMS2 Residential). © rics/bcom 2025. Produced for Sparks Ellison. REF: 1207026



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		81
(69-80) C		
(55-68) D	60	
(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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