



sparks ellison

34 Flexford Close, Chandler's Ford, SO53 5RZ

£465,000

A well proportioned four bedroom detached family home situated in a popular cul de sac location and located within catchment for Hiltingbury and Thornden schools. The property has been extended and now benefits from a bathroom and separate shower room on the first floor along with a sitting/dining room, kitchen, utility room and conservatory on the ground floor. Externally there is a garden and driveway to the front and an enclosed, attractive garden to the rear. Additionally the property benefits from a garage and Flexford Close is conveniently situated for Flexford Nature Reserve and other woodlands.

ACCOMMODATION

GROUND FLOOR

Entrance Hall:
Stairs to first floor, under stairs storage cupboard.

Sitting/Dining Room:
25'5" x 10'6" (7.25m x 3.20m) Fireplace surround and hearth with inset electric fire.

Kitchen:
10'11" x 7'11" (3.32m x 2.41m) Built in double oven, built in electric hob, fitted extractor hood, integrated dishwasher, space for fridge freezer, wall mounted boiler.

Utility Room:
Space and plumbing washing machine.

Cloakroom:
Comprising wash hand basin, wc, tiled floor.

Conservatory:
9'9" x 10'7" (T2.97m x 3.23m) Tiled Floor.

FIRST FLOOR

Landing:
Access to loft space, built in airing cupboard.

Bedroom 1:
13'5" x 9'1" (4.10m x 2.78m)

Bedroom 2:
13'9" x 7'2" (4.19m x 2.18m)

Bedroom 3:
11'6" x 9'8" (3.50m x 2.94m)

Bedroom 4:
9'11" x 7'3" (3.03m x 2.21m) Built in cupboard.

Bathroom:
Comprising bath with shower over, wash hand basin with cupboard under, wc.

Shower Room:
Comprising shower in cubicle, wash hand basin, wc.

OUTSIDE

Front:
Comprising area laid to lawn, planted bed, pathway to front door, driveway providing off road parking.

Rear Garden:
Measures approximately 41' x 20' comprising paved patio area, area laid to artificial lawn, planted beds, area laid to timber deck.

Garage:
16'8" x 7'4" Roller door, power and light.

OTHER INFORMATION

Tenure:
Freehold

Approximate Age:
1980

Approximate Area:
1311sqft/121.6sqm

Sellers Position:
Looking for forward purchase

Heating:
Gas central heating

Windows:
UPVC double glazing

Loft Space:
Partially boarded with light connected

Infant/Junior School:
Hiltingbury Infant/Junior School

Secondary School:
Thornden Secondary School

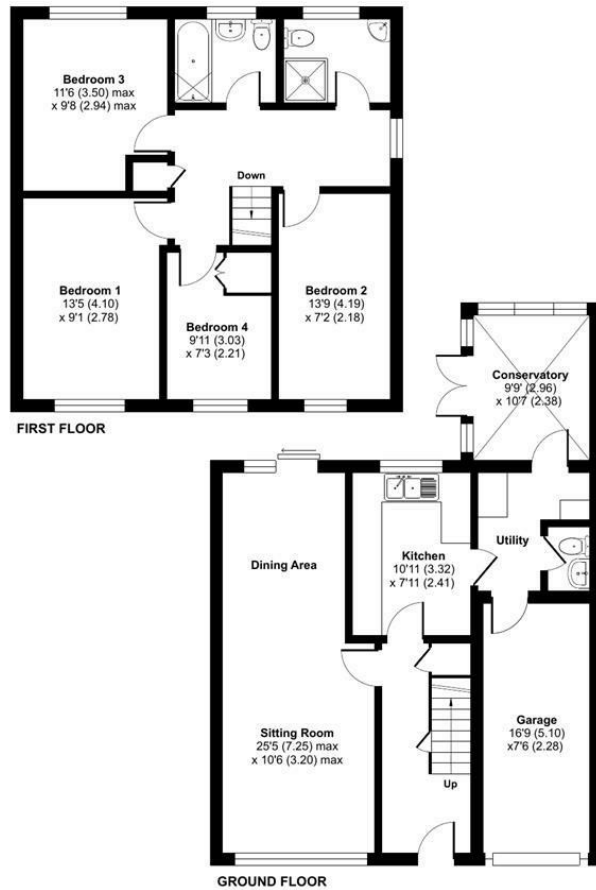
Council Tax:
Band D

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 = 567 sq ft / 52.6 sq m
 First Floor = 625 sq ft / 58 sq m
 Garage = 119 sq ft / 11 sq m
 Total = 1311 sq ft / 121.6 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	

94 Winchester Road, Chandler's Ford, Hampshire, SO53 2GJ

Sales: t: 02380 255333 e: property@sparksellison.co.uk
 Lettings: t: 02380 018518 e: lettings@sparksellison.co.uk

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.



