



sparks ellison

32 Oakwood Road, Chandler's Ford, SO53 1LX

£620,000

A wonderful opportunity to purchase a detached bungalow situated on one of Chandler's Ford's most sought after roads. The bungalow would benefit from general updating and modernisation whilst offering the potential for extension subject to the relevant permissions. The accommodation offers three good size bedrooms, a sitting room, kitchen/dining room, shower room and separate cloakroom. Externally is an attractive frontage with garden area and driveway leading to a garage. To the rear is a south westerly facing mature garden. The property is offered for sale with no forward chain and sits within catchment for Thornden School.

ACCOMMODATION:

Entrance Porch:

Entrance Hall;
Access to loft space, built in airing cupboard.

Claokroom:
Comprising wash hand basin, wc.

Sitting/Dining Room:
18'4" x 15'7" (5.60m x 4.75m) Fireplace surround and hearth, patio door to rear garden.

Kitchen/Breakfast Room:
15'7" x 10'11" (4.76m x 3.33m) Built in oven, built in electric hob, integrated extractor hood, space for fridge, space and plumbing for dishwasher, space and plumbing for washing machine, space for table and chairs, wall mounted boiler.

Bedroom 1:
13'4" x 10'8" (4.07m x 3.25m)

Bedroom 2:
11'9" x 9'6" (3.59m x 2.89m) Fitted wardrobe.

Bedroom 3:
11'9" x 9'5" (3.59m x 2.87m)

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

OUTSIDE:

Front:
Pathway to front door and leading alongside of property providing access to rear garden. Area laid to lawn, planted beds. Driveway providing off road parking.

Rear Garden:
Measures approximately 83' x 52' and comprises paved patio area that extends along the rear and side of the bungalow, area laid to lawn, variety of mature plants, bushes, shrubs and trees. There is a garden shed/workshop measuring 15'7" x 7' with power and light.

Garage:
17'11" x 8'1" (5.46m x 2.46m) With up and over door, power and light.

OTHER INFORMATION

Tenure:
Freehold

Approximate Age:
1953

Approximate Area:
1159sqft/107.6sqm

Sellers Position:
No forward purchase

Heating:
Gas central heating

Windows:
Mostly UPVC double glazing

Loft Space:
Partially boarded with ladder and light connected

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

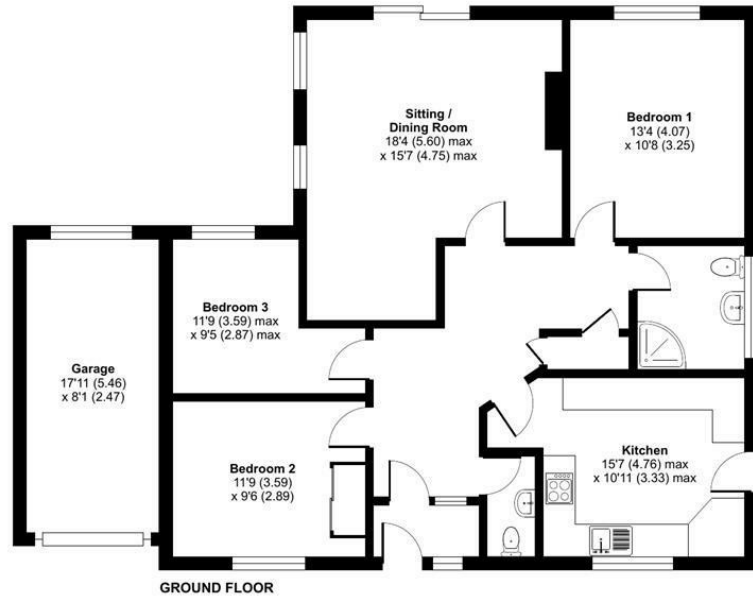
Secondary School:
Thornden Secondary School

Local Council:
Eastleigh Borough Council - 02380 688000

Council Tax:
Band E

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 £50 + vat for these checks regardless of the number of buyers involved.

Ground Floor = 1036 sq ft / 96.2 sq m
 Garage = 145 sq ft / 13.4 sq m
 Total = 1181 sq ft / 109.6 sq m
 For identification only - Not to scale



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		88
(81-91) B		
(69-80) C	69	
(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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