



59 Hemlock Way, Chandler's Ford, SO53 4LT

£475,000

A most attractive three bedroom detached home situated on a corner plot with a pleasant rear garden affording a westerly aspect. The accommodation affords spacious well proportioned rooms with highlights including a 19ft sitting room with bay window and stunning open plan kitchen and dining space which has been re-fitted with an attractive range of modern grey units. In addition to this is a utility room and re-fitted cloakroom completing the ground floor. The master bedroom benefits from an excellent range of fitted wardrobes and en-suite shower room and to the side of the property is a good sized driveway affording parking for several vehicles leading to the detached garage.

ACCOMMODATION

Ground Floor

Reception Hall:

Stairs to first floor, Karndean flooring.

Cloakroom:

Re-fitted suite comprising wash basin, wc, Karndean flooring.

Sitting Room:

19' x 10'10" into bay window (5.79m x 3.30m into bay window) Fireplace with gas coal effect fire, Karndean flooring, double doors to dining room.

Kitchen/Dining Room:

17'10" x 9'7" (5.44m x 2.92m) The kitchen area has been re-fitted in a range of modern grey Shaker style units, built in electric oven and hob with extractor hood over, integrated fridge/freezer, integrated dishwasher, breakfast bar with seating for 3, cupboard housing boiler. The dining area affords space for table and chairs with double doors to rear garden, Karndean flooring,

Utility Room:

6'6" x 5'7" (1.98m x 1.70m) Re-fitted range of matching units, space and plumbing for appliances, door to outside, Karndean flooring.

First Floor

Landing:

Hatch to loft space, airing cupboard.

Bedroom 1:

12'7" x 11'7" (3.84m x 3.53m) Measurement up to a range of wall to wall fitted wardrobes.

En-Suite Shower Room:

7'7" x 5'6" (2.31m x 1.68m) Modern white suite comprising shower cubicle with glazed screen, wash basin with cupboard under, w.c.

Bedroom 2:

10'7" x 10'2" (3.23m x 3.10m)

Bedroom 3:

10' x 6'11" (3.05m x 2.11m)

Bathroom:

8'5" x 5'4" (2.57m x 1.63m) Suite comprising bath, wash basin w.c.

OUTSIDE

Front:

Lawned garden enclosed by hedging, driveway to the side affording parking for vehicles with double gates to further driveway and rear garden.

Rear Garden:

Approximately 32'10" x 23'6" affording a pleasant westerly aspect. A patio adjoins the house leading onto a lawned area surrounded by flower and shrub borders and enclosed by walling and fencing.

Garage:

18'2" x 8'10" (5.54m x 2.69m) Light and power.

OTHER INFORMATION

Tenure:

Freehold

Approximate Age:

1999

Approximate Area:

1009sqft/93.7sqm

Sellers Position:

Found property to purchase

Heating:

Gas central heating

Windows:

UPVC double glazing

Loft Space:

Partially boarded with light connected

Infant/Junior School:

Knightwood Primary School/St. Francis Primary School

Secondary School:

Toynbee Secondary School

Local Council:

Test Valley Borough Council - 01264 368000

Council Tax:

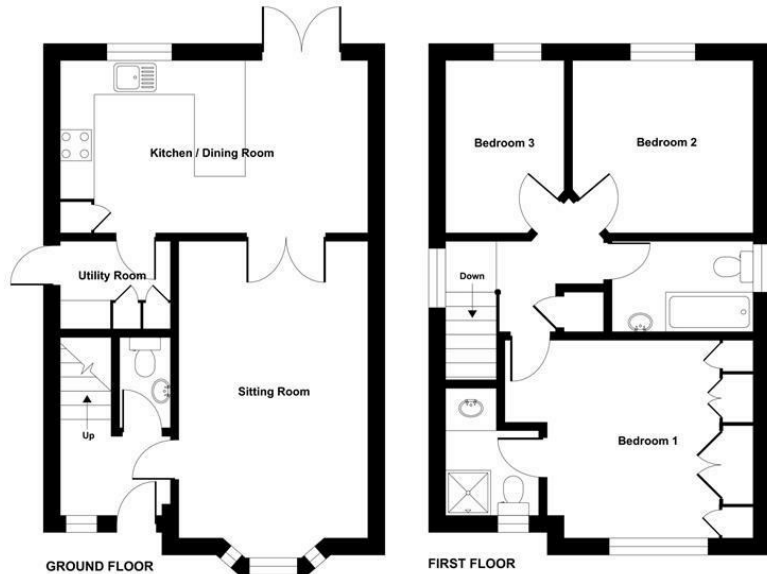
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Agents Notes:

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 = 507 sq ft / 47.1 sq m
 First Floor = 502 sq ft / 46.6 sq m
 Total = 1009 sq ft / 93.7sq m
 For identification only - Not to scale



RICS Certified Property Measurer
 Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). © richcom 2022.
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Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		83
(69-80) C		
(55-68) D	61	
(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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