



sparks ellison



9 Ashdown Close, Chandler's Ford, SO53 5QF

£475,000

A detached three bedroom family home situated in a popular cul de sac location close to Hocombe Mead Nature Reserve along with Hiltingbury Recreation Ground and local shops. The master bedroom benefits from an ensuite. On the ground floor there is a good size sitting room along with an open plan Kitchen/Dining Room and a cloakroom. Externally there is a good size frontage and an attractive rear garden along with a garage. Ashdown Close sits within catchment for Hiltingbury and Thornden Schools and No.9 is offered for sale with no forward chain.

ACCOMMODATION

GROUND FLOOR

**Entrance Hall:**  
Under stairs storage cupboard, stairs to first floor.

**Cloakroom:**  
Comprising wash hand basin, WC.

**Sitting Room:**  
17'10" x 13'9" (5.44m x 4.19m) Fireplace with inset gas fire.

**Kitchen/Dining Room:**  
17'11" x 11'6" (5.45m x 3.51m) Built-in double oven, integrated extractor hood, built-in gas hob, integrated fridge freezer, integrated dishwasher, integrated washing machine, space for table and chairs.

FIRST FLOOR

**Landing:**  
Access to loft space.

**Bedroom 1:**  
17'11" x 13'11" (5.45m x 4.23m) Range of fitted wardrobes.

**En-suite:**  
Comprising shower in cubicle, wash hand basin.

**Bedroom 2:**  
10'7" x 9'1" (3.22m x 2.77m)

**Bedroom 3:**  
10'10" x 8'5" (3.31m x 2.57m) Fitted unit comprising airing cupboard and shelving.

**Bathroom:**  
Comprising bath with shower over, wash hand basin, WC.

OUTSIDE

**Front:**  
Area laid to lawn, planted bed, side access to rear garden, driveway providing off-road parking for approximately three vehicles and leading to garage.

**Rear garden**  
Measures approximately 43' x 31' and comprises patio area, area laid to lawn, mature planted beds. Outside tap.

**Garage:**  
19'11" x 8' (6.08m x 2.43m) With electric roller door, power and light, wall mounted boiler, personal door to garden.

OTHER INFORMATION

**Tenure:**  
Freehold

**Approximate Age:**  
1968

**Approximate Area:**  
117.4sqm/1264sqft (Including garage)

**Sellers Position:**  
No forward chain

**Heating:**  
Gas central heating

**Windows:**  
UPVC double glazed windows

**Infant/Junior School:**  
Hiltingbury Infant/Junior School

**Secondary School:**  
Thornden Secondary School

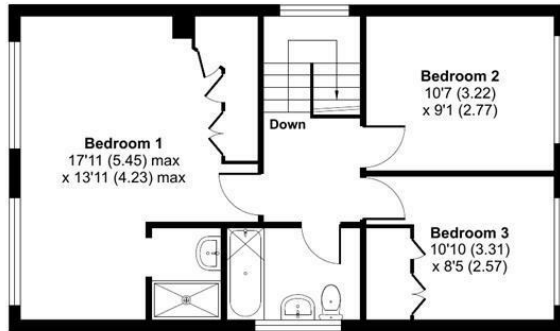
**Council Tax:**  
Band E

**Local Council:**  
Eastleigh Borough Council - 02380 688000

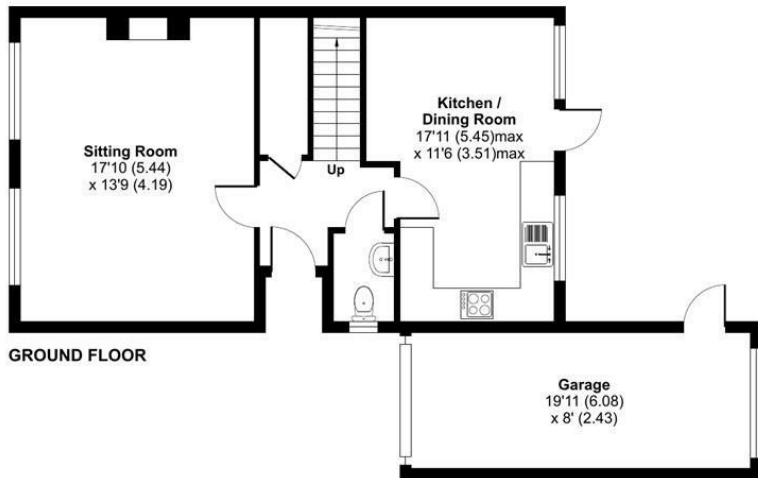
**Agents Note:**  
If you have an offer accepted on a property we will need to, by law, conduct Anti Money Laundering Checks. There is a charge of £60 including vat for these checks regardless of the number of buyers involved.



Ground Floor = 545 sq ft / 50.6 sq m  
 First Floor = 560 sq ft / 52 sq m  
 Garage = 159 sq ft / 14.8 sq m  
 Total = 1264 sq ft / 117.4 sq m  
 For identification only - Not to scale



FIRST FLOOR



GROUND FLOOR



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		<b>81</b>
(69-80) <b>C</b>	<b>67</b>	
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
<b>England &amp; Wales</b>	EU Directive 2002/91/EC	

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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.





