



sparky ellison

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

£475,000

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

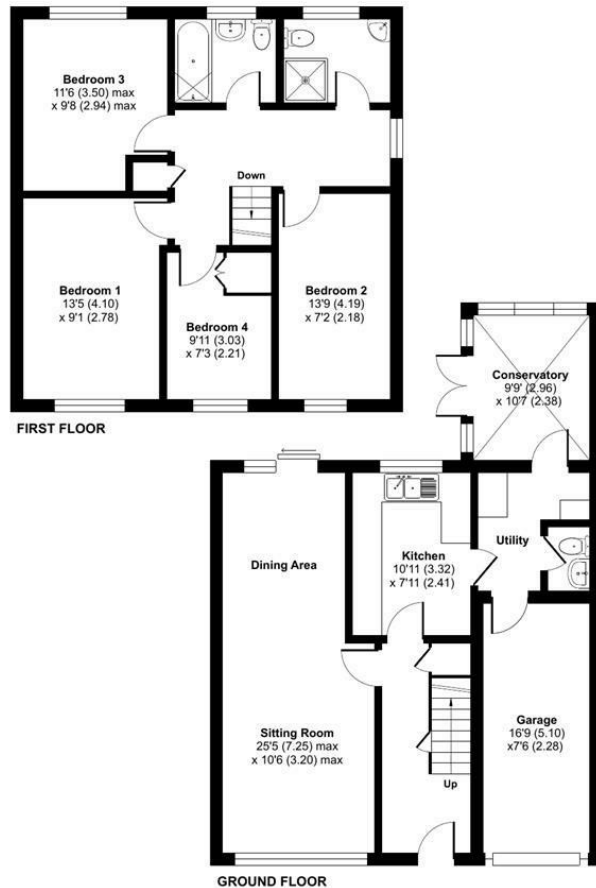
Council Tax:
Band D

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	

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