



sparks ellison

29 Brownhill Road, Chandler's Ford, SO53 2EB

£625,000

A substantial five bedroom detached family home conveniently situated within walking distance of the centre of Chandlers Ford and all of it s amenities. The accommodation provides spacious well proportioned rooms highlighted by the 17'4" reception hall, 18'3" x 12'6" sitting room, 20'3" x 13' kitchen/dinning room and family room. On the first floor the main bedroom benefits from an en-suite with four further good sized bedrooms and family bathroom. Further attributes include excellent off street parking leading to the garage and a good sized garden to the side and attractive court yard/patio to the rear.

ACCOMMODATION

Ground Floor

Reception Hall
17'4" x 7'11" (5.28m x 2.41m) Stairs to first floor with cupboard under, wooden floor.

Cloakroom:
White suite with chrome fitments comprising wash basin with cupboard under, wc, tiled floor.

Sitting Room:
18'3" x 12'6" (5.56m x 3.81m)

Kitchen/Dining Room:
20' x 13' (6.10m x 3.96m) Range of fitted units, electric double oven, electric hob with extractor hood over, space and plumbing for further appliances, tiled floor, space for table and chairs, double doors to outsdie.

Family Room:
13' x 9'7" (3.96m x 2.92m)

First Floor

Landing:
Hatch to loft space, airing cupboard.

Bedroom 1:
16'5" x 9'4" (5.00m x 2.84m) Fitted wardrobes.

En-Suite:
9'4" x 5'10" (2.84m x 1.78m) White suite with chrome fitments comprising panel bath with shower unit over, wash basin with cupboard under, wc, tiled floor.

Bedroom 2:
12'7" x 10'6" (3.84m x 3.20m)

Bedroom 3:
11'6" x 9'7" (3.51m x 2.92m)

Bedroom 4:
10'5" x 9'6" (3.18m x 2.90m)

Bedroom 5:
9'7" x 9'5" (2.92m x 2.87m)

Bathroom:
6'10" x 5'6" (2.08m x 1.68m) White suite with chrome fitments comprising panel bath with mixer tap, separate shower unit over, wash basin with cupboard under, wc, tiled floor.

OUTSIDE

Front:
To the front is a driveway affording parking for three to four cars with side gate to garden.

Side Garden:
To the side of the house is a good sized lawned area, sun deck and garden shed enclosed by hedging and fencing affording a pleasant south westerly aspect. This leads to the rear garden.

Rear Garden:
An attractive courtyard style paved area and planted borders enclosed by fencing.

Garage:
16'2" x 10' (4.93m x 3.05m) Light and power, boiler

OTHER INFORMATION

Tenure:
Freehold

Approximate Age:
1960's

Approximate Area:
1866sqft/173sqm (Including garage)

Sellers Position:
Looking for forward purchase

Heating:
Gas central heating

Windows:
UPVC double glazing

Infant/Junior School:
Chandler's Ford Infant School / Merdon Junior School

Secondary School:
Toynbee Secondary School

Local Council:
Eastleigh Borough Council - 02380 688000

Council Tax:
Band E

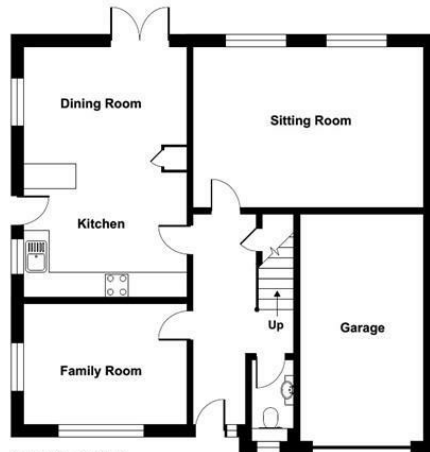
Agents Note:
If you have an offer accepted on a property we will need to, by law, conduct Anti Money Laundering Checks. There is a charge of £60 including vat for these checks regardless of the number of buyers involved.



Ground Floor = 785 sq ft / 73 sq m
 First Floor = 904 sq ft / 84 sq m
 Garage = 177 sq ft / 16.4 sq m
 Total = 1866 sq ft / 173.3 sq m
 For identification only - Not to scale



FIRST FLOOR



GROUND FLOOR

 **Certified Property Measurer**
 Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). © richcom 2023.
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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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