



sparky ellison

30 Burley Down, Chandler's Ford, SO53 4NR

£535,000

A beautifully presented four bedroom detached family home situated in a pleasant and popular cul de sac location situated towards the southern end of Chandler's Ford providing excellent access to Southampton, Eastleigh, mainline railway stations and the M3 and M27 motorways. The property boasts a host of benefits that include a stunning conservatory with underfloor heating, overlooking the attractive rear garden, that is currently used as a dining room but offers scope for a number of uses dependant on a buyer's needs. This is complemented by a contemporary sitting room, dining room/study and refurbished kitchen/breakfast room along with utility room. The master bedroom benefits from an en-suite. Externally there is a large, private garden with expansive decking area wrapping across the rear and side of the property as well as a double garage with extremely useful storage area beneath.

ACCOMMODATION

GROUND FLOOR

Entrance Hall:
Stairs to first floor.

Cloakroom:
Comprising wash hand basin, wc.

Sitting Room:
18'2" x 10'6" (5.54m x 3.21m) Media wall with space for TV.

Conservatory:
22'1" x 14' (6.74m x 4.26m) A large open space currently utilised as the dining room but offers scope to suit a buyer. Tiled floor with underfloor heating.

Dining Room/Study:
9'6" x 8'6" (2.89m x 2.60m)

Kitchen/Breakfast Room:
12'8" x 8'3" (3.86m x 2.52m) Built in double oven, built in gas hob, fitted extractor hood, integrated dishwasher, space for table and chairs.

Utility Room:
8'4" x 3'10" (2.55m x 1.16m) Space and plumbing for washing machine, space for tumble dryer, space for fridge freezer. wall mounted boiler.

FIRST FLOOR

Landing:
Access to loft space, built in airing cupboard.

Bedroom 1:
13'8" x 9'5" (4.16m x 2.88m)

En-Suite:
Comprising shower in cubicle. wash hand basin, wc.

Bedroom 2:
11'7" x 10'6" (3.52m x 3.21m)

Bedroom 3:
7'10" x 7'5" (2.38m x 2.26m) Built in wardrobe.

Bedroom 4:
8'4" x 7'5" (2.53m x 7'5")

Bathroom:
Comprising bath with shower over, wash hand basin, wc, tiled walls, tiled floor.

OUTSIDE

Front:
Steps leading to paved entrance area, side access to rear garden, area laid to shingle with mature hedgerow, driveway providing off road parking leading to garage.

Rear Garden:
Measures approximately 73' max x 33' and comprises area laid to lawn, area laid to timber deck which wraps around the rear of the property providing ample space for relaxing and entertaining, paved patio area, planted beds, outside tap.

Garage:
16'9" x 15'7" With up and over door, power and light. To the rear of the garage is a door providing access to a useful storage area beneath the garage.

OTHER INFORMATION

Tenure:
Freehold

Approximate Age:
1980

Approximate Area:

Sellers Position:
Looking for forward purchase

Heating:
Gas central heating. Electric under floor heating in conservatory

Windows:
UPVC double glazed windows

Loft Space:
Partially boarded with ladder and light connected

Infant/Junior School:
St. Francis Primary School

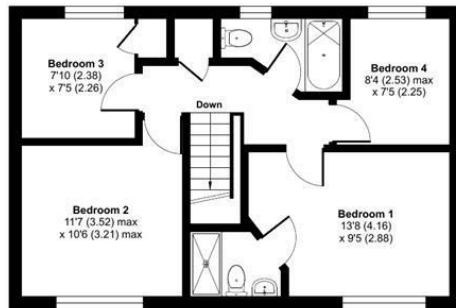
Secondary School:
Toynbee Secondary School

Council Tax:
Band E

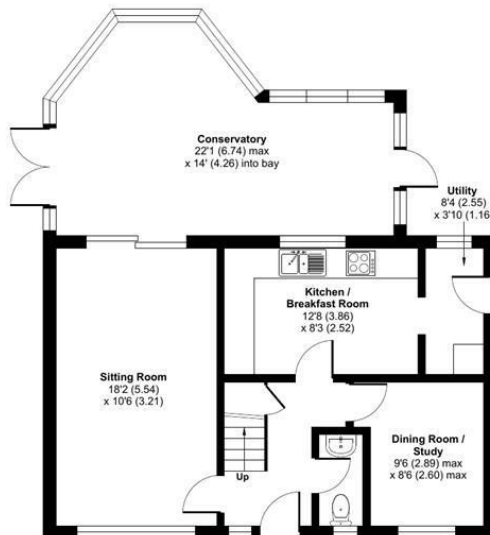
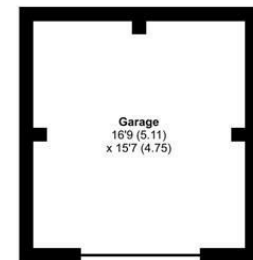
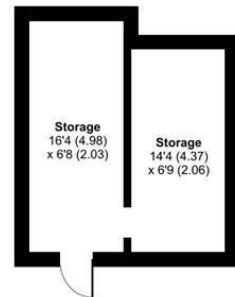
Local Council:
Test Valley Borough Council - 01264 368000

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 = 767 sq ft / 71.2 sq m
 First Floor = 509 sq ft / 47.2 sq m
 Garage = 263 sq ft / 24.4 sq m
 Storage = 211 sq ft / 19.6 sq m
 Total = 1750 sq ft / 162.5 sq m
 For identification only - Not to scale



FIRST FLOOR



GROUND FLOOR

Floor plan produced in accordance with RICS Property Measurement 2nd Edition, Incorporating International Property Measurement Standards (IPMS2 Residential). © nrichcom 2025. Produced for Sparks Ellison. REF: 1285406

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		84
(81-91) B		
(69-80) C	70	
(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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Lettings: t: 02380 018518 e: lettings@sparksellison.co.uk

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