



sparky ellison



25 Shaftesbury Avenue, Chandler's Ford, SO53 3BR

£425,000

A detached bungalow presenting an exceptional opportunity for those seeking a modern and spacious home. Completely refurbished in 2025, the property boasts a contemporary design that seamlessly blends style and functionality. Upon entering, you are welcomed into a super kitchen/dining/living room, a perfect space for both entertaining guests and enjoying family time. This open-plan area is bathed in natural light, creating a warm and inviting atmosphere. The bungalow features three bedrooms, including a master suite complete with an en suite shower room, ensuring privacy and comfort. With two bathrooms in total, the property caters to the needs of a growing family or those who enjoy having guests. The large driveway provides ample off-road parking for up to eight vehicles, a rare find that adds to the convenience of this home. Situated in a southerly location within Chandler's Ford, this bungalow is offered with no forward chain, making it an ideal choice for those looking to move in without delay. Whether you are a first-time buyer, a family, or someone seeking a peaceful retreat, this property is sure to impress. Don't miss the chance to make this beautifully refurbished bungalow your new home.

ACCOMMODATION:

**Entrance Hall:**  
Access to loft space.

**Kitchen/Dining/Sitting Room:**  
20'1" x 18'2" (6.11m x 5.54m) Built in oven, built in electric hob, fitted extractor hood, cupboard housing plumbing for dishwasher, French doors to rear garden

**Utility Room:**  
6'5" x 5'9" (1.96m x 1.75m) Space and plumbing for washing machine, space for tumble dryer, wall mounted boiler.

**Bedroom 1:**  
14'6" x 8'11" (4.41m x 2.71m)

**En Suite:**  
Comprising shower in cubicle, wash hand basin with cupboard under, wc, tiled floor.

**Bedroom 2:**  
15' x 8'10" (4.56m x 2.69m)

**Bedroom 3:**  
14'8" x 8'10" (4.47m x 2.69m)

**Bathroom:**  
Comprising bath with shower attachment, wash hand basin with drawers under, wc..

OUTSIDE:

**Front:**  
Large block paved driveway providing off road parking for several vehicles, block paved pathway to front door, paved pathway to rear garden.

**Rear Garden:**  
Measures approximately 27' x 16' and comprises area laid to artificial lawn, outside tap.

OTHER INFORMATION

**Tenure:**  
Freehold

**Approximate Age:**  
1950

**Approximate Area:**  
96.8sqm/1042sqft

**Sellers Position:**  
No forward chain

**Heating:**  
Gas central heating

**Windows:**  
UPVC double glazing

**Infant/Junior School:**  
Fryern Infant/Junior School

**Secondary School:**  
Toynbee Secondary School

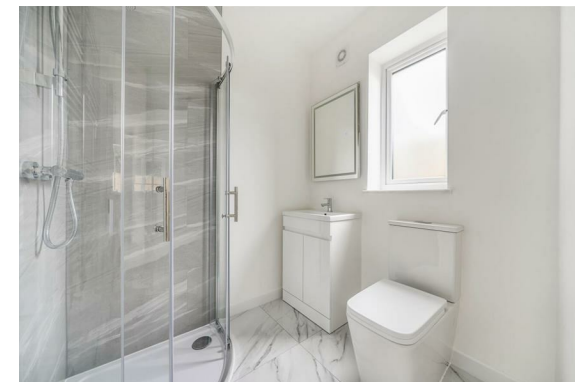
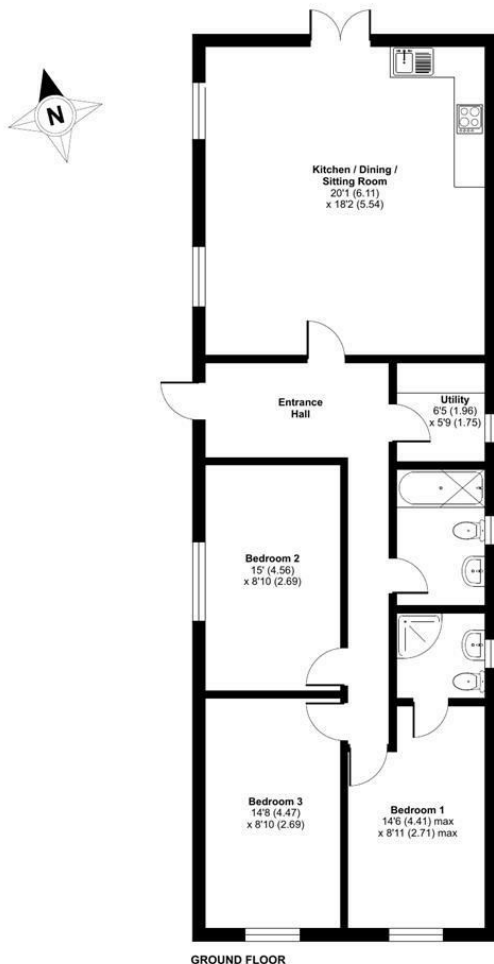
**Local Council:**  
Eastleigh Borough Council 02380 688000

**Council Tax:**  
Band G

**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 = 1042 sq ft / 96.8 sq m

For identification only - Not to scale



| Energy Efficiency Rating                    |                         |           |
|---------------------------------------------|-------------------------|-----------|
|                                             | Current                 | Potential |
| Very energy efficient - lower running costs |                         |           |
| (92 plus) <b>A</b>                          |                         |           |
| (81-91) <b>B</b>                            |                         |           |
| (69-80) <b>C</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.





