



sparks ellison

28 Raglan Close, Chandler's Ford, SO53 4NH

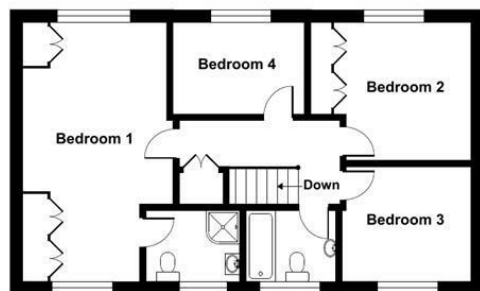
£2,550 Per Calendar Month

A spacious four bedroom detached family home with well proportioned rooms over both floors and set within a much larger than average garden and a double garage. On the ground floor is a 20'5" x 12' sitting room, family room, study, modern kitchen and further dining/family room together with a utility room. The first floor consists of a good-sized main bedroom with en suite shower room, three further bedrooms and a family bathroom. Raglan Close is situated on the edge of Valley Park and within walking distance to a range of shops and amenities to include schooling in Pilgrims Close.

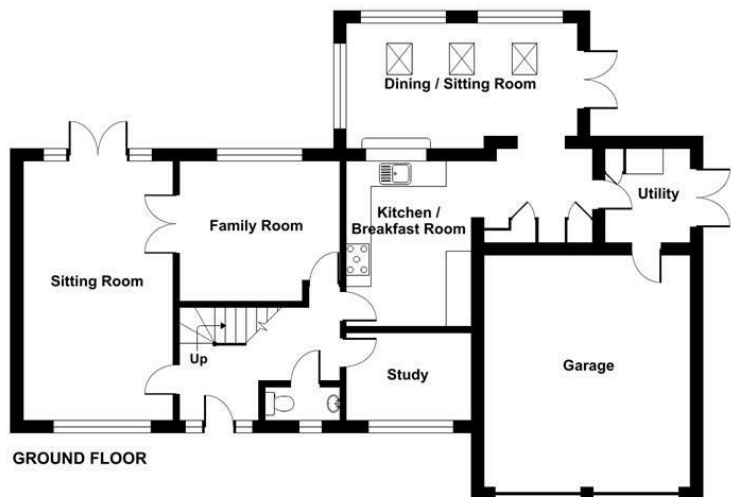
ACCOMMODATION	
Ground Floor	
Open Porch: Radiator x 1. Front door to reception hall.	
Reception Hall: Stairs to first floor.	
Cloakroom: Modern white suite with chrome fitments comprising wash basin, WC and tiled floor.	
Sitting Room: 20'5" x 12" (6.22m x 3.66m) Radiators x 2. Contemporary style electric fire (feature only, no heat) and double doors to rear garden.	
Family Room: 13' x 11" (3.96m x 3.35m) Radiator x 1.	
Study: 10' x 7' (3.05m x 2.13m) Radiator x 1.	
Kitchen: 13' x 10' (3.96m x 3.05m) Radiator x 1. Modern range of dark grey gloss units and wooden worktops. Stainless steel one and a half sink with left-hand drainer, stainless steel range style electric oven and gas hob with extractor hood over, dishwasher, wine cooler, tiled floor. Open plan to further area of kitchen.	
Further Area Of Kitchen: 9'3" x 6'8" (2.82m x 2.03m) Matching grey gloss units, American style fridge/freezer, tiled floor.	
Utility Room: 7'1" x 6'7" (2.16m x 2.01m) Washing machine, tumble dryer, double doors to garden, tiled floor, door to garage.	
Dining/Family Room: 18'7" x 9'10" (5.66m x 3.00m) Triple aspect windows, three Velux skylights, double doors to rear garden, tiled floor.	
First Floor	
Landing: Hatch to loft space, double airing cupboard with slatted shelves and housing hot water tank.	
Bedroom 1: 20'1" x 11'6" (6.12m x 3.51m) Radiator x 1. Dual aspect windows, built in wardrobes with shelving and hanging.	
En-Suite Shower Room: 7'6" x 5'7" (2.29m x 1.70m) Modern white suite with chrome fitments comprising corner shower cubicle, wash basin, WC, tiled floor.	
Bedroom 2: 11' x 10'9" (3.35m x 3.28m) Radiator x 1. Measurement up to range of fitted wardrobes with shelves and hanging.	
Bedroom 3: 10'3" x 9' (3.12m x 2.74m) Radiator x 1.	
Bedroom 4: 10'5" x 7'5" (3.18m x 2.26m) Radiator x 1.	
Bathroom: 8' x 5'7" (2.44m x 1.70m) Ladder towel radiator. Modern white suite with chrome fitments comprising bath with mixer tap, separate shower unit over, wash basin, WC.	
OUTSIDE	
Front: To the front of the property is a double width driveway, adjacent lawned area enclosed by hedging, path to front door and side gate to rear garden.	
Rear Garden: A particularly attractive feature of the property measuring approximately 88' x 41'. An L shaped composite deck adjoins the house leading onto a lawned area surrounded by mature planting and enclosed by hedging and fencing.	
Side Garden: To the side of the property is an area of garden measuring 30'9" x 26'10" A large expanse of patio is enclosed by walling providing an excellent entertaining area.	
Double Garage: 18'4" x 16' (5.59m x 4.88m) Two up and over doors, light and power, work bench with sink. Please note - the tap is not useable.	
OTHER INFORMATION	
Approximate Age: 1980's	
Approximate Area: 2112sqft/196.2sqm	
Management: Fully managed	
Deposit: Security deposit £2942.00 . Holding deposit £588.46.	
Availability: Immediately	
Pets: Considered	
Heating: Gas central heating	
Windows: UPVC double glazed windows	
Infant/Junior School: St Francis Primary School	
Secondary School: Toynbee Secondary School	
Local Council: Test Valley Borough Council - 01264 368000	
Council Tax: Band F	

Approximate Area = 2112 sq ft / 196.2 sq m (includes garage)

For identification only - Not to scale



FIRST FLOOR

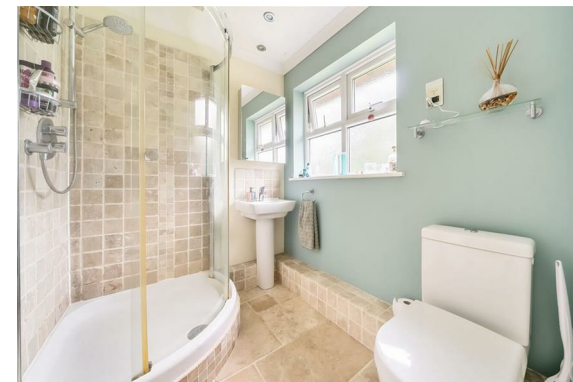


GROUND FLOOR



Certified
Property
Measurer

Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). © richcom 2024. Produced for Sparks Ellison. REF: 1190044



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		80
(69-80) C	67	
(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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