



sparks ellison

19 Harvest Road, Chandler's Ford, SO53 4HE

£450,000

A beautifully presented three bedroom detached home situated in a quiet cul-de-sac within the sought after Knightwood Park. This home has been maintained excellently by the current owners giving you a perfect opportunity to walk straight in. The ground floor boasts a recently re-fitted kitchen and a large sitting/dining room at the rear of the property with double doors onto garden. There is also the benefit of a downstairs cloakroom and integral access to the garage. On the first floor the property enjoys three spacious bedrooms, with a large built in wardrobe to the master and loft access from the landing. Externally this home provides driveway parking for 2 cars and a well maintained rear garden.

ACCOMMODATION

GROUND FLOOR

Entrance Hall:

Cloakroom:
White suite comprising WC, wash basin with cupboard under.

Kitchen:
10'3" x 6'1" (3.13m x 1.85m) Range of units comprising integrated gas hob, electric oven with extractor over, fridge/freezer, sink and washer/dryer.

Sitting/Dining Room:
19'3" x 14'2" (5.88m x 4.32m) Stairs to first floor with under stair cupboard, double doors onto rear garden.

FIRST FLOOR

Landing:
Access to loft space and airing cupboard.

Bedroom 1:
12'11" x 11'8" (3.93m x 3.56m) Built in wardrobe.

Bedroom 2:
10'6" x 8'7" (3.20m x 2.62m)

Bedroom 3:
9'6" x 7'3" (2.89m x 2.21m)

Bathroom:
White suite comprising wash basin, WC, bath with showerhead over.

OUTSIDE

Front:
Driveway parking, access to garage, side access, grass laid to lawn, pathway to front door.

Rear Garden:
Area laid to lawn, patio area, decking area and mature planting surrounding.

OTHER INFORMATION

Tenure:
Freehold

Approximate Age:
1999

Approximate Area:
88.4sqm/952sqft (Including garage)

Sellers Position:
Looking for forward purchase

Heating:
Gas central heating

Windows:
UPVC double glazing

Loft Space:
Partially boarded

Infant/Junior School:
Knightwood Primary School/St. Francis Primary School

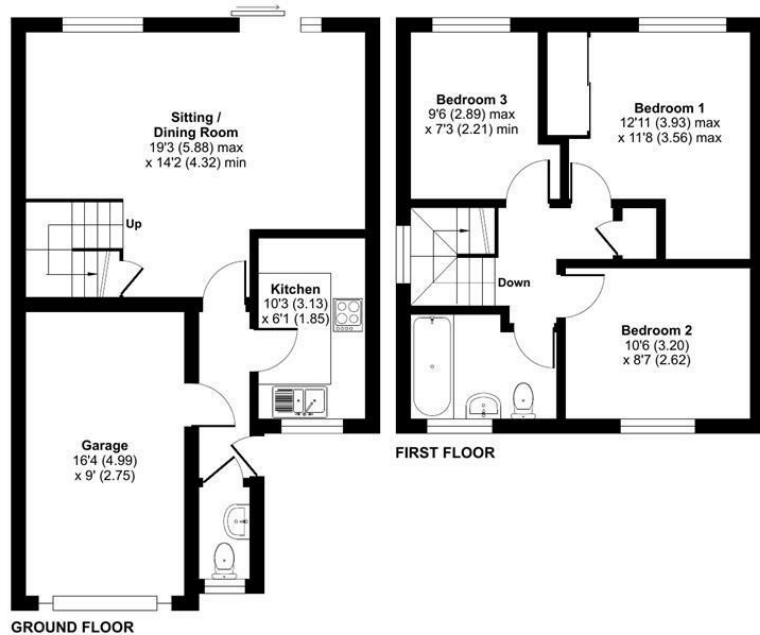
Secondary School:
Thornden Secondary School

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 = 382 sq ft / 35.5 sq m
 First Floor = 424 sq ft / 39.4 sq m
 Garage = 146 sq ft / 13.5 sq m
 Total = 952 sq ft / 88.4 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		85
(69-80) C		
(55-68) D	64	
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	

94 Winchester Road, Chandler's Ford, Hampshire, SO53 2GJ

Sales: t: 02380 255333 e: property@sparksellison.co.uk

Lettings: t: 02380 018518 e: lettings@sparksellison.co.uk

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.



