



sparks ellison

5 Beechcroft Way, Chandler's Ford, SO53 2HR

£375,000

A delightful two bedroom detached bungalow occupying a particularly attractive setting within a quiet cul-de-sac in the heart of Chandlers Ford this convenient location is within walking distance across Fryern recreation ground to Waitrose, doctors, dentists, bus services to Southampton and Winchester and all the amenities that the centre of Chandlers Ford has to offer. The property is being offered for sale with no forward chain with a particular highlight being the good sized stunning garden which also lends itself to extending the property further subject to the normal consents.

ACCOMMODATION

Ground Floor

Reception Hall:
Hatch to loft space.

Sitting Room:
21'7" max x 11'8" max (6.57m x 3.56m) Fireplace with inset gas fire, patio doors to rear garden.

Kitchen:
9'11" x 6'6" (3.02m x 2.00m) Range of units, space and plumbing for appliances, boiler, open plan to

Conservatory:
8'1" x 7'10" (2.47m x 2.39m) Door to rear garden, space for table and chairs.

Bedroom 1:
11' x 10'9" (3.35m x 3.28m) Fitted wardrobe.

Bedroom 2:
10'3" x 7'11" (3.13m x 2.42m)

Shower Room:
Re-fitted modern suite comprising corner shower cubicle with glazed screen, wash basin with cupboard under, WC, tiled walls.

OUTSIDE

Front:
To the front of the property is a driveway affording off street parking with adjacent lawned area with planted border, side gate to rear garden.

Rear Garden:
A particularly outstanding feature of the property measuring approximately 59' by 79' (rear boundary width). The garden is laid mainly to lawn and surrounded by well stocked flower and shrub borders enclosed by fencing, patio, 2 garden sheds.

OTHER INFORMATION

Tenure:
Freehold

Approximate Age:
1950's

Approximate Area:
653sqft/60.7sqm

Sellers Position:
No forward chain

Heating:
Gas central heating

Windows:
UPVC double glazing

Loft Space:
Partially boarded with ladder and light connected

Infant/Junior School:
Fryern Infant/Junior School

Secondary School:
Toynbee Secondary School

Local Council:
Eastleigh Borough Council 02380 688000

Council Tax:
Band D

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.



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	61	73
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales		EU Directive 2002/91/EC

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