



# 1 Paulson Close, Chandler's Ford, SO53 1HR

£540,000

A charming three bedroom detached family home situated in an enviable central Chandler's Ford location offering easy access to the town centre, local shops and Hiltingbury Recreation Ground. The property is offered for sale with no forward chain and, offers great potential for extension subject to the relevant permissions. Internally, the property benefits from three good size bedrooms along with a sitting room, separate dining room, kitchen, and cloakroom. Externally, there are well presented and cared for gardens to the front and rear, the rear garden providing excellent private space. There is also the added bonus of a detached double garage and Paulson Close sits within catchment for Thornden School.

## ACCOMMODATION

### GROUND FLOOR

#### Entrance Hall:

Stairs to first floor.

#### Cloakroom:

WC, wash hand basin.

#### Sitting Room:

17' x 13'4" (5.19m x 4.07m) Fireplace surround and hearth extending to side.

#### Kitchen:

12'6" x 9'11" (3.81m x 3.02m) Space for cooker, space and plumbing for washing machine, space for tumble dryer, space for fridge/freezer, built in larder cupboard.

#### Dining Room:

10'9" x 9'11" (3.28m x 3.01m) Doors to rear garden.

### FIRST FLOOR

#### Landing:

Built in storage cupboard.

#### Bedroom 1:

15'5" x 9'11" (4.69m x 3.03m) Built in double wardrobe.

#### Bedroom 2:

15'1" x 11'1" (4.60m x 3.37m) Built in cupboard.

#### Bedroom 3:

10'6" x 9'1" (3.19m x 2.77m)

#### Bathroom:

Comprising bath with mixer tap and shower attachment, wash hand basin, wc.

### OUTSIDE

#### Front:

Paved patio area, flower and shrub beds, mature bushes and shrubs. Driveway leading to garage. Side pedestrian access to rear garden.

#### Rear Garden:

Split in to two distinct areas. The first measures approximately 49' x 17' and is laid to paved patio with additional patio area to left hand side of property, outside tap, garden shed. There is

a further beautifully presented and private garden area measuring approximately 40' x 40' max and comprising area laid to lawn, mature planted beds.

#### Garage:

With twin electric rollover doors, power and light and door to rear garden.

### OTHER INFORMATION

#### Tenure:

Freehold

#### Approximate Age:

1960's

#### Approximate Area:

1172sqft/108.8sqm

#### Sellers Position:

No forward chain

#### Heating:

Gas central heating

#### Windows:

Ground floor - UPVC double glazed windows. First floor - Aluminium secondary glazing

#### Loft Space:

Partially boarded with ladder and light connected

#### Infant/Junior School:

Chandler's Ford Infant/Merdon Junior School

#### Secondary School:

Thornden Secondary School

#### Council Tax:

Band D

#### Local Council:

Eastleigh Borough Council - 02380 688000

#### 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 = 609 sq ft / 56.5 sq m  
 First Floor = 563 sq ft / 52.3 sq m  
 Total = 1172 sq ft / 108.8 sq m  
 For identification only - Not to scale



FIRST FLOOR



GROUND FLOOR



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			79
(69-80) C			
(55-68) D		59	
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

Floor plan produced in accordance with RICS Property Measurement 2nd Edition, Incorporating International Property Measurement Standards (IPMS2 Residential). © nrichecom 2025. Produced for Sparks Ellison. REF: 1296370

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