





# 11 Hiltingbury Close, Chandler's Ford, SO53 5NY

£425,000

A well presented three bedroom family home situated in this popular cul-de-sac location within the heart of Hiltingbury. The property is arranged over three floors with the top floor providing the master bedroom with en-suite. On the ground floor, there is a cloakroom, study, sitting room and a super kitchen/breakfast room with built in appliances. Outside there is parking for two vehicles and Hiltingbury Close sits within catchment for both Hiltingbury and Thornden Schools. The property is also within walking distance to local shops, amenities and bus services.

## ACCOMMODATION:

### Ground Floor:

#### Entrance Hall:

Stairs to first floor, under stairs storage cupboard.

#### Cloakroom:

4' x 3'10" (1.22m x 1.17m) White suite with chrome fittings comprising wash hand basin with cupboard under, WC.

#### Study:

8'7" x 7'4" (2.62m x 2.24m)

#### Sitting Room:

13'3" x 10'11" (4.04m x 3.33m)

#### Kitchen/Dining Room:

15'6" x 10'11" max (4.72m x 3.33m) Built in oven, built in gas hob, fitted extractor hood, space for fridge/freezer, integrated dishwasher, integrated washing machine, integrated microwave, space for table and chairs.

### First Floor:

#### Landing:

Stairs to second floor.

#### Bedroom 2:

13'10" x 10'5" (4.22m x 3.18m) Range of fitted wardrobes.

#### Bedroom 3:

11' x 8'7" (3.35m x 2.62m)

#### Shower Room:

7'5" max x 5'5" (2.26m x 1.65m) White suite with chrome fittings comprising shower cubicle, wash hand basin with cupboard under, WC, tiled walls, tiled floor, cupboard housing boiler.

### Second Floor:

#### Bedroom 1:

11'6" x 10'1" (3.51m x 3.07m) Built-in wardrobes.

#### En Suite:

8'1" x 5'4" (2.46m x 1.63m) White suite with chrome fittings comprising shower in cubicle, wash hand basin with cupboard under, WC, tiled walls, tiled floor.

## OUTSIDE:

### Front:

Block paved driveway providing off-road parking for two vehicles, side pedestrian access to rear garden.

### Rear Garden:

Measures approximately 27' x 21'

### Garage:

15'8" x 9'4" (4.78m x 2.84m) With up and over door, power and light. To the front is a driveway providing off road parking for 2 vehicles.

## OTHER INFORMATION

### Tenure:

Freehold

### Approximate Age:

1962 (Extended in 2022)

### Approximate Area:

98.7sqm/1064sqft

### Sellers Position:

Looking for forward purchase

### Heating:

Gas central heating

### Windows:

UPVC double glazed windows

### Infant/Junior School:

Hiltingbury Infant/Junior School

### Secondary School:

Thornden Secondary School

### Local Council:

Eastleigh Borough Council 02380 688000

### Council Tax:

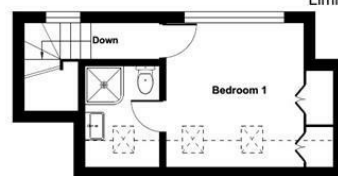
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### Agents Note:

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.

Denotes restricted head height

Ground Floor = 454 sq ft / 42.1 sq m  
First Floor = 393 sq ft / 36.5 sq m  
Second Floor = 181 sq ft / 16.8 sq m  
Limited Use Area(s) = 36 sq ft / 3.3 sq m  
Total = 1064 sq ft / 98.7 sq m  
For identification only - Not to scale



SECOND FLOOR



FIRST FLOOR

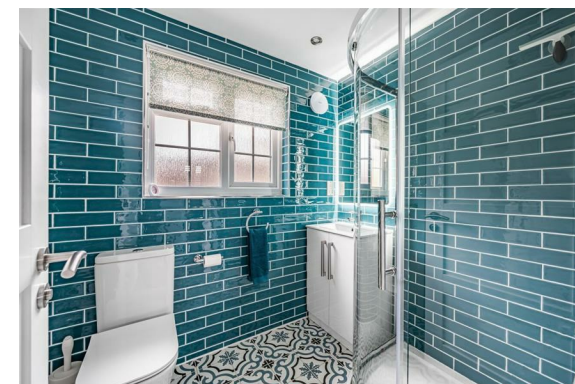
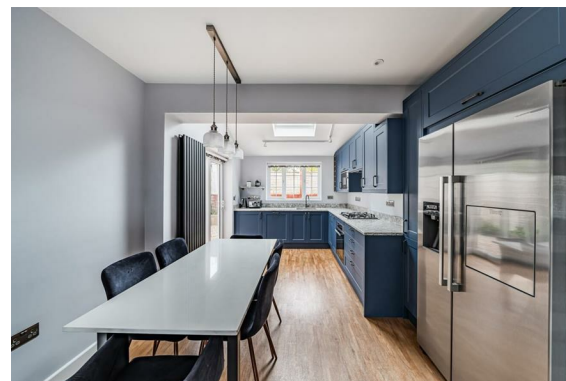


GROUND FLOOR



Certified Property Measurer

Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). © nichicom 2024. Produced for Sparks Ellison. REF: 1090641



### 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.





