



sparks ellison

19 Cranford Gardens, Chandler's Ford, SO53 1PU

£650,000

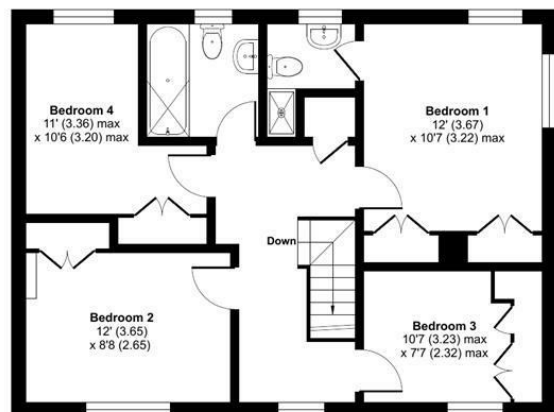
Situated in a popular cul-de-sac, this impressive detached house offers a perfect blend of comfort and style. Built in 1983, the property is well presented and boasts well-proportioned rooms that cater to modern family living. With three spacious reception rooms, there is ample space for relaxation, entertaining, and family gatherings. The four bedrooms provide a peaceful retreat, ensuring everyone has their own sanctuary. The two bathrooms are thoughtfully designed, adding convenience for busy households. One of the standout features of this home is the westerly facing rear garden, which invites plenty of natural light and offers a delightful outdoor space for children to play or for hosting summer barbecues. The property also benefits from parking for several vehicles, a rare find that adds to the convenience of this lovely home. Families will appreciate the excellent educational opportunities in the area, as the property falls within the catchment for both Hiltingbury and Thornden schools, known for their strong academic performance. This charming house in a sought-after location is an ideal choice for those seeking a family home that combines space, comfort, and accessibility.

ACCOMODATION:

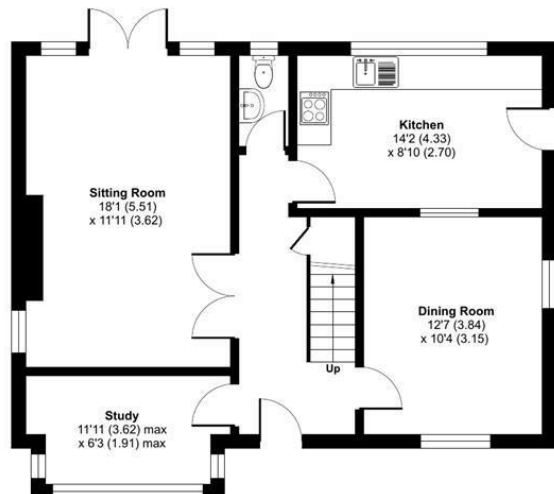
Ground Floor:	Front:
Entrance Hall: Stairs to first floor, under stairs storage cupboard.	Comprising area laid to lawn, block paved pathway leading to front door, driveway providing off road parking for several vehicles, side access to rear garden.
Claokroom: Comprising wash hand basin, WC.	Rear Garden: An attractive westerly facing garden measuring approximately 41' x 41' with area laid to lawn, paved patio area, planted beds, garden shed, summer house with power and light.
Sitting Room: 18'1" x 11'11" (5.51m x 3.62m) Fireplace surround and hearth. (Gas fire not working).	Garage: With twin up and over doors, power and light, roof storage space.
Dining Room: 12'7" x 10'4" (3.84m x 3.15m)	OTHER INFORMATION
Study: 11'11" x 6'3" (3.62m x 1.91m)	Tenure: Freehold
Kitchen: 14'2" x 8'10" (4.33m x 2.70m) Built in double oven, built in gas hob, fitted extractor hood, space and plumbing dishwasher, space and plumbing for washing machine, space for fridge, space for freezer, wall mounted boiler.	Approximate Age: 1980's
First Floor:	Approximate Area: 1342sqft/124.6sqm
Landing: Access to loft space, built in airing cupboard.	Sellers Position: Looking for forward purchase
Bedroom 1: 12' x 10'7" (3.67m x 3.22m) Built in wardrobes.	Heating: Gas central heating
En Suite: Comprising shower in cubicle, wash hand basin, WC, tiled walls.	Windows: UPVC double glazed windows
Bedroom 2: 12' x 8'8" (3.65m x 2.65m) Built in wardrobes and cupboards.	Infant/Junior School: Hiltingbury Infant/Junior School
Bedroom 3: 10'7" x 7'7" (3.23m x 2.32m) Built in wardrobes.	Secondary School: Thornden Secondary School
Bedroom 4: 11' x 10'6" (3.36m x 3.20m) Fitted wardrobes and cupboards.	Local Council: Eastleigh Borough Council - 02380 688000
Bathroom: Comprising bath with shower over, wash hand basin, WC, tiled walls.	Council Tax: Band E
OUTSIDE:	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.



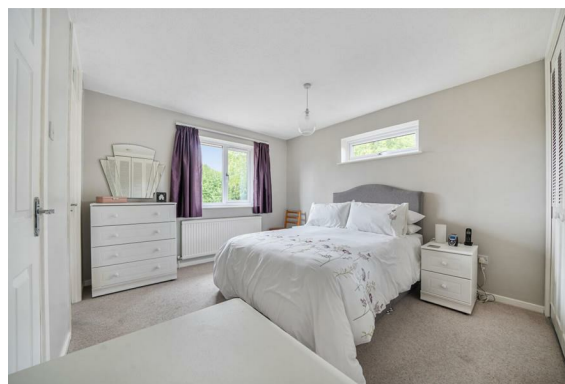
Ground Floor = 685 sq ft / 63.6 sq m
First Floor = 657 sq ft / 61 sq m
Total = 1342 sq ft / 124.6 sq m
For identification only - Not to scale



FIRST FLOOR



GROUND FLOOR



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C	70	76
(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	

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.



