



sparks ellison

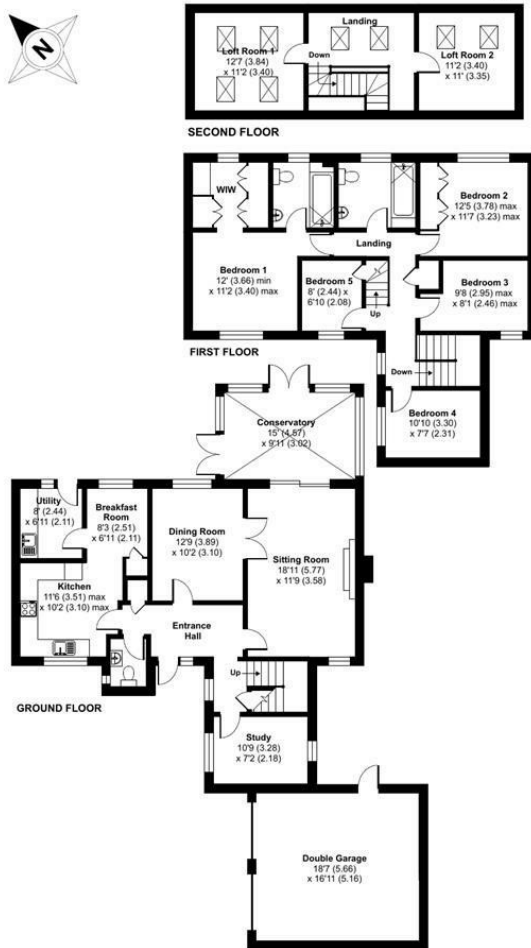
58 Guildford Drive, Chandler's Ford, SO53 3PT

£835,000

Situated in the popular cul-de-sac of Guildford Drive, Valley Park, this impressive detached house offers a perfect blend of space and comfort, making it an ideal family home. With up to five bedrooms and two loft rooms, there is ample room for everyone to enjoy their own private space. The property boasts three well-appointed reception rooms, providing versatile areas for relaxation, entertainment, or family gatherings. The two bathrooms ensure convenience for busy mornings and family life, while the expansive parking area accommodates up to six vehicles, a rare find in residential properties. This feature is particularly advantageous for families or those who enjoy hosting guests. Externally, the property sits in a wonderful plot with a rear garden boasting maximum measurements of 95' x 88' this backs onto an open green space /play park and is enclosed by mature hedging. One of the standout aspects of this property is its excellent location. With easy access to the M3 and M27 motorways, commuting to nearby towns and cities is a breeze, making it an ideal choice for professionals and families alike. The absence of a forward chain means that this property is ready for you to move in without delay, allowing for a smooth transition into your new home.

ACCOMMODATION	Loft Rom 1: 12'7" x 11'2" (3.84m x 3.40m) Access to eaves.
GROUND FLOOR	Loft Room 2: 11'2" x 11' (3.40m x 3.35m) Access to eaves.
Entrance Hall: Stairs to first floor, under stairs storage cupboard, built-in coats cupboard.	OUTSIDE
Cloakroom: Comprising wash hand basin, WC.	Front: Area laid to lawn, planted bed, block paved driveway providing off road parking for several vehicles, side pedestrian access to rear garden.
Sitting Room: 18'11" x 11'9" (5.77m x 3.58m) Fireplace surround and hearth with open fire.	Rear Garden: A real feature of the property and backing onto an open green. The garden measures approximately 95' max x 88' max and comprises paved patio area, outside tap, area laid to lawn, mature hedgerow, bushes, and shrubs, further circular paved patio area, garden shed, summer house, playhouse.
Dining Room: 12'9" x 10'2" (3.89m x 3.10m)	Garage: With twin electric doors, power and light, door to garden. Loft storage.
Study: 10'9" x 7'2" (3.28m x 2.18m)	OTHER INFORMATION
Kitchen: 11'6" 10'2" (3.51m x 3.10m) Built-in double oven, built-in gas hob, fitted extractor hood, space for fridge freezer, space and plumbing for dishwasher, space for table and chairs, built in storage cupboard.	Tenure: Freehold
Breakfast Room: 8'3" x 6'11" (2.51m x 2.11m)	Approximate Age: 1985
Utility Room: 8' x 6'11" (2.44m x 2.11m) Space and plumbing for washing machine, wall mounted boiler.	Approximate Area: 2710sqft/251.7sqm (Including garage)
FIRST FLOOR	Sellers Position: No forward chain
Landing: Stairs to second floor, built in airing cupboard.	Heating: Gas central heating
Bedroom 1: 12' x 11'2" max (3.66m x 3.60m) Dressing area with built-in wardrobes and cupboards.	Windows: Wooden double glazed windows
En Suite: Comprising bath with shower over, wash hand basin, WC.	Infant/Junior School: St. Francis Primary School
Bedroom 2: 12'5" x 11'7" (3.78m x 3.23m) Built in wardrobes and cupboards.	Secondary School: Toynbee Secondary School
Bedroom 3: 9'8" x 8'1" (2.95m x 2.46m)	Council Tax: Band G
Bedroom 4: 10'10" x 7'7" (3.30m x 2.31m)	Local Council: Test Valley Borough Council - 01264 368000
Bedroom 5: 8' x 6'10" (2.44m x	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.
Bathroom: Comprising bath with shower over, wash and basin, WC.	
SECOND FLOOR	

Ground Floor = 1400 sq ft / 130 sq m (includes garage)
 First Floor = 900 sq ft / 83.6 sq m
 Second Floor = 410 sq ft / 38 sq m
 Total = 2710 sq ft / 251.7 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		
(69-80) C		
(55-68) D	68	72
(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.



