



sparky ellison

25 Shaftesbury Avenue, Chandler's Ford, SO53 3BR

£475,000

A detached bungalow presenting an exceptional opportunity for those seeking a modern and spacious home. Completely refurbished in 2025, the property boasts a contemporary design that seamlessly blends style and functionality. Upon entering, you are welcomed into a super kitchen/dining/living room, a perfect space for both entertaining guests and enjoying family time. This open-plan area is bathed in natural light, creating a warm and inviting atmosphere. The bungalow features three bedrooms, including a master suite complete with an en suite shower room, ensuring privacy and comfort. With two bathrooms in total, the property caters to the needs of a growing family or those who enjoy having guests. The large driveway provides ample off-road parking for up to eight vehicles, a rare find that adds to the convenience of this home. Situated in a southerly location within Chandler's Ford, this bungalow is offered with no forward chain, making it an ideal choice for those looking to move in without delay. Whether you are a first-time buyer, a family, or someone seeking a peaceful retreat, this property is sure to impress. Don't miss the chance to make this beautifully refurbished bungalow your new home.

ACCOMMODATION:

Entrance Hall:
Access to loft space.

Kitchen/Dining/Sitting Room:
20'1" x 18'2" (6.11m x 5.54m) Built in oven, built in electric hob, fitted extractor hood, cupboard housing plumbing for dishwasher, French doors to rear garden

Utility Room:
6'5" x 5'9" (1.96m x 1.75m) Space and plumbing for washing machine, space for tumble dryer, wall mounted boiler.

Bedroom 1:
14'6" x 8'11" (4.41m x 2.71m)

En Suite:
Comprising shower in cubicle, wash hand basin with cupboard under, wc, tiled floor.

Bedroom 2:
15' x 8'10" (4.56m x 2.69m)

Bedroom 3:
14'8" x 8'10" (4.47m x 2.69m)

Bathroom:
Comprising bath with shower attachment, wash hand basin with drawers under, wc..

OUTSIDE:

Front:
Large block paved driveway providing off road parking for several vehicles, block paved pathway to front door, paved pathway to rear garden.

Rear Garden:
Measures approximately 27' x 16' and comprises area laid to artificial lawn, outside tap.

OTHER INFORMATION

Tenure:
Freehold

Approximate Age:
1950

Approximate Area:
96.8sqm/1042sqft

Sellers Position:
No forward chain

Heating:
Gas central heating

Windows:
UPVC double glazing

Infant/Junior School:
Fryern Infant/Junior School

Secondary School:
Toynbee Secondary School

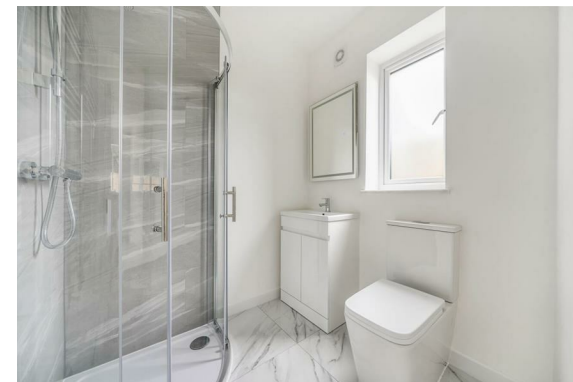
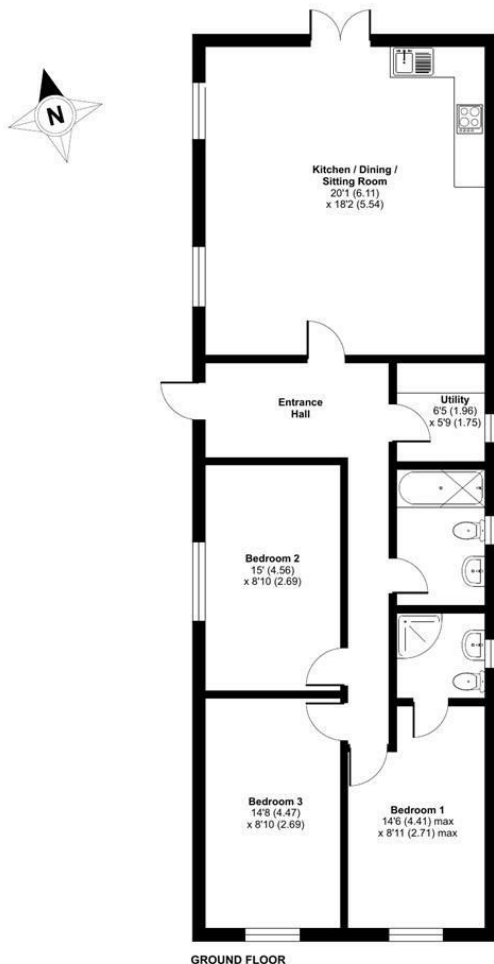
Local Council:
Eastleigh Borough Council 02380 688000

Council Tax:
Band G

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 = 1042 sq ft / 96.8 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	69	74
(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	

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