



sparks ellison

86 Pine Road, Chandlers Ford, SO53 1JT

£750,000

A deceptively spacious 3 bedroom bungalow backing on to Hiltingbury Recreation ground. The property enjoys a number of benefits including a large L shaped Kitchen/Dining/Family room, sitting room with log burner and utility room. There is a wonderful 88' rear garden that provides 2 cabin style units. One is a home study/office and the other utilised as a gym. Both have heating/air conditioning and are wired for wi-fi. The property also benefits from Planning Permission to extend to the first floor and alter the ground floor accommodation to create a much larger family home. Pine Road sits within catchment for Hiltingbury and Thornden Schools.

ACCOMMODATION

Reception Hall:

12'9" x 5'5" (3.89m x 1.65m) Built in airing cupboard.

Kitchen/Dining/Family Room:

L shaped room measuring 36'3" max x 27'2" max (11.05m max x 8.28m max) Twin built in ovens, built in four ring induction hob, fitted extractor hood, integrated larder fridge, integrated larder freezer, integrated dishwasher, hot tap, fitted breakfast bar, space for table and chairs, space for sofas.

Utility Room:

8'2" x 7'8" (2.49m x 2.34m) Space and plumbing for washing machine, space for tumble dryer.

Sitting Room:

26' x 10'5" (7.92m x 3.18m) Fitting log burner.

Bedroom 1:

21'2" x 10' (6.45m x 3.05m)

En-suite:

11'10" x 4'1" (3.61m x 1.24m) White suite with chrome fittings comprising shower cubicle, wash hand basin, WC.

Bedroom 2:

15'10" max x 11'11" (4.83m max x 3.63m)

Bedroom 3:

11'5" x 11'2" (3.48m x 3.40m)

Bathroom:

6'7" x 5'4" (2.01m x 1.63m)

OUTSIDE

Front:

Large gravel driveway providing off road parking for approximately six vehicles, side pedestrian access to rear garden.

Rear Garden:

Measures approximately 88' x 47' and backs onto Hiltingbury recreation ground. Area laid to lawn, paved patio area, outside tap, large garden shed.

Cabin/Office:

12'5" x 7'5" (3.78m x 2.26m) With electric heating/air-conditioning, hardwired Wi-Fi.

Cabin/Gym:

24'1" x 10'3" (7.34m x 3.12m) Electric heating/air-conditioning, hardwired Wi-Fi.

Garage:

18'3" x 8'10" with up and over door, power and light, wall mounted boiler.

OTHER INFORMATION

Tenure:

Freehold

Approximate Age:

1950/1960's

Approximate Area:

178sqm/1935sqft

Sellers Position:

Looking for forward purchase

Heating:

Gas central heating/under floor heating

Windows:

UPVC double glazed windows

Loft Space:

Partially boarded with ladder and light connected

Infant/Junior School:

Hiltingbury Infant/Junior School

Secondary School:

Thornden Secondary School

Council Tax:

Band D

Local Council:

Eastleigh Borough Council - 02380 688000

Agent's Note:

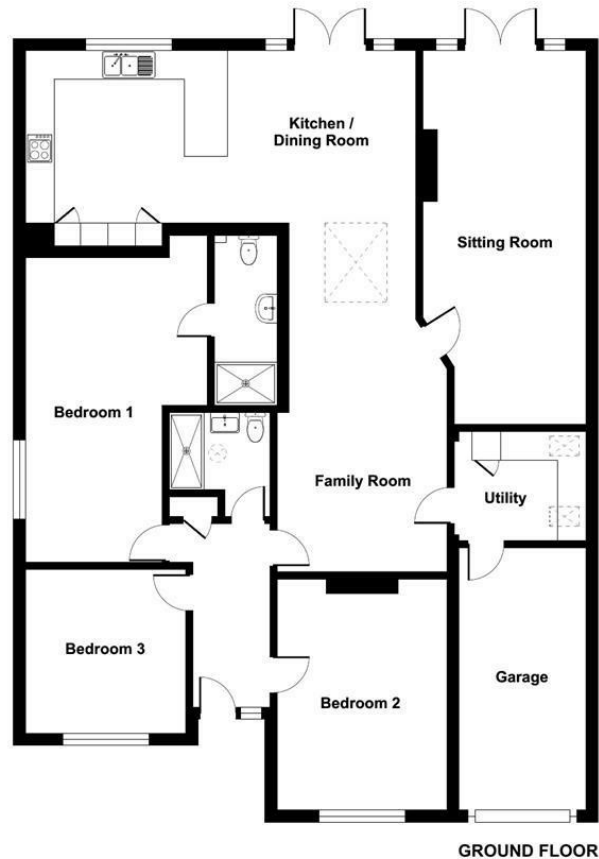
The property has planning permission granted for a first floor extension and alteration to ground floor granted in March 2022. Plans can be found on Eastleigh Borough Council's website - Application Number ; H/22/92546


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 £50 + vat for these checks regardless of the number of buyers involved.




Ground Floor = 1774 sq ft / 164 sq m
Garage = 161 sq ft / 14 sq m
Total = 1935 sq ft / 178 sq m
For identification only - Not to scale



 Certified Property Measurer
Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). © nichicom 2022.
Produced for Sparks Ellison. REF: 941946



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		81
(69-80) C		
(55-68) D		
(39-54) E	64	
(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.



