



20 Forest Road, Chandler's Ford, SO53 1LZ

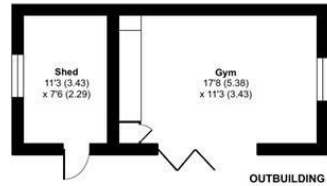
£765,000

A wonderful four bedroom detached family home set within the heart of Hiltingbury on a quiet Street within walking distance to local amenities and schools to include Hiltingbury and Thornden. The property was extended by the current owners to create spacious accommodation, the centrepiece of which is the outstanding open plan re-fitted kitchen/dining/family room that overlooks the rear garden. In addition to this on the ground floor is a sitting room with double sided log burner, playroom, utility room and study. On the first floor are four generous bedrooms, modern en-suite and main family bathroom. To the front of the property is an attractive resin bonded driveway and to the rear a garden that extends to approximately 63' x 35' enjoying a pleasant westerly aspect. To the end of the garden a substantial cabin has been constructed and would make an ideal home office/gym together with adjoining garden shed.

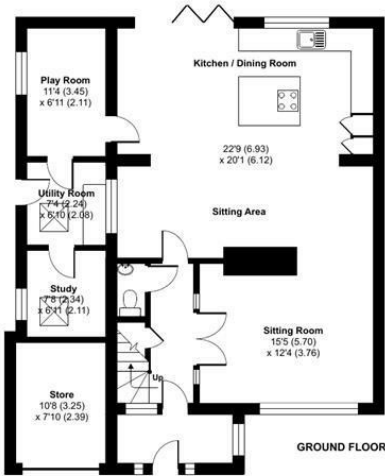
ACCOMMODATION		Storage Room: Formerly the front section of the garage with light and power.
Ground Floor		Rear Garden: The rear garden measures approximately 63' x 35' and adjoining the house is a patio leading onto a good sized lawned area surrounded by flower and shrub borders and enclosed by fencing. The rear garden enjoys a pleasant westerly aspect.
Entrance Vestibule: Tiled floor, coats hanging space.		Cabin: An insulated room with electric heating, light and power and wired Internet connection.
Reception Hall: Stairs to first floor with cupboard under.		Garden Shed: Light and power.
Cloakroom: Modern white suite comprising wash basin, WC, tiled floor.		Agents Note: Please note: As can be quite common throughout Hiltingbury there is a culvert that runs under the rear garden encased in concrete pipe work.
Sitting Room: 15'5" x 12'4" (5.70m x 3.76m) Feature chimney and double sided log burner.		OTHER INFORMATION
Kitchen/Dining/Family Room: 22'9" x 20'1" (6.93m x 6.12m) The kitchen area is fitted with a comprehensive range of modern white units and quartz worktops, island unit incorporating induction hob, wine fridge and further cupboards, integrated dishwasher and fridge/freezer, electric oven and oven/microwave, space for table and chairs, space for sofas and chairs around the log burner, Karndean floor, bi-fold doors to rear garden.		Tenure: Freehold
Playroom: 11'1" x 6'11" (3.45m x 2.11m)Dual aspect windows.		Approximate Age: 1965
Utility Room: 7'4" x 6'10" (2.34m x 2.08m)Cupboards, sink unit, space and plumbing for washing machine and upright fridge/freezer, boiler, tiled floor, door to outside.		Approximate Area: 2045sqft/189.9sqm (Including out building)
Study: 7'8" x 6'11" (2.34n x 2.11m)		Sellers Position: Vacant possession
First Floor		Heating: Gas central heating, electric underfloor heating in bathrooms.
Landing: Hatch to loft space.		Windows: UPVC double glazing
Bedroom 1: 18'2" x 11'4" (5.54m x 3.45m) Built in wardrobe.		Loft Space: Partially boarded with ladder connected
En-Suite Shower Room: Re-fitted modern suite comprising double width walk in shower with glazed screen, wash basin, WC, tiled floor and underfloor heating.		Infant/Junior School: Hiltingbury Infant School / Hiltingbury Junior School
Bedroom 2: 14'9" x 10' (4.50m x 3.05m)		Secondary School: Thornden Secondary School
Bedroom 3: 11'1" x 10' (3.38m x 3.05m)		Local Council: Eastleigh Borough Council - 02380 688000
Bedroom 4: 10'10" x 7'4" (3.30m x 2.24m) Built in single wardrobe, hatch to loft space with a retractable ladder.		Council Tax: Band E
Bathroom: Modern suite comprising P shaped bath with mixer tap and shower attachment and glazed screen, wash basin, WC, tiled floor and underfloor heating.		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.
OUTSIDE		
Front: To the front of the property is a resin bonded driveway affording off street parking for several vehicles.		



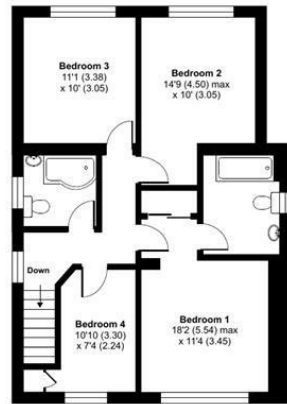
Approximate Area = 1749 sq ft / 162.5 sq m
Outbuilding = 296 sq ft / 27.5 sq m
Total = 2045 sq ft / 189.9 sq m
For identification only - Not to scale



OUTBUILDING



GROUND FLOOR



FIRST FLOOR



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		80
(69-80) C	68	
(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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