



130 Park Road, Chandler's Ford, SO53 1HQ

£495,000

A four-bedroom detached home conveniently situated in the heart of Chandlers Ford and within walking distance to the local Hiltingbury Schools, recreation ground and leisure centre, together with shops on Hiltingbury Road. The property itself would benefit from updating and modernisation although has a modern re-fitted shower room. The pleasant house provides well-proportioned rooms together with a 23’9” garage to the side and utility room and a delightful 55’ rear garden affording a westerly aspect.

ACCOMMODATION

Ground Floor

**Reception Hall:**  
Stairs to first floor with cupboard under.

**Cloakroom:**  
Wash basin, wc.

**Sitting Room:**  
15'10" x 12'4" (4.83m x 3.75m)

**Kitchen:**  
11'6" x 9'11" (3.50m x 3.03m) Range of units, electric double oven, gas hub with extractor hood over, boiler, door to garden, larder cupboard.

**Dining Room:**  
10'7" x 9'11" (3.23m x 3.01m) Patio doors to rear garden.

First Floor

**Landing:**  
Hatch to loft space, airing cupboard.

**Bedroom 1:**  
14'2" x 9'11" (4.32m x 3.03m) Fitted wardrobe and wardrobe recess.

**Bedroom 2:**  
14'1" x 9'11" (4.29m x 3.02m) Built in wardrobe.

**Bedroom 3:**  
14'5" x 7'5" (4.40m x 2.25m) Fitted wardrobe, storage units and cupboards.

**Bedroom 4:**  
8'2" x 6'11" (2.48m x 2.10m)

**Shower Room:**  
Re-fitted modern suite comprising walk in shower area, wash basin with cupboard under, WC.

OUTSIDE

**Front:**  
To the front of the property is a driveway affording off street parking leading to the garage with adjacent lawned area and well stocked flower and shrub borders.

**Rear Garden:**  
An attractive feature of the property measuring approximately 55' with a pleasant westerly aspect, patio area and pergola, lawned area surrounded by well stocked borders and enclosed by hedging and fencing.

**Garage:**  
23'7" x 7'5" (7.20m x 2.26m)

**Utility Room:**  
10'10" x 9'1" (3.29m x 2.77m)

OTHER INFORMATION

**Tenure:**  
Freehold

**Approximate Age:**  
1962

**Approximate Area:**

**Sellers Postion:**  
No forward purchase

**Heating:**  
Gas central heating

**Windows:**  
Mainly UPVC but kitchen is aluminium

**Loft Space:**  
Partially boarded with ladder and light connected

**Infant/Junior School:**  
Chandlers Infant School / Merdon Junior School

**Secondary School:**  
Thornden Secondary School

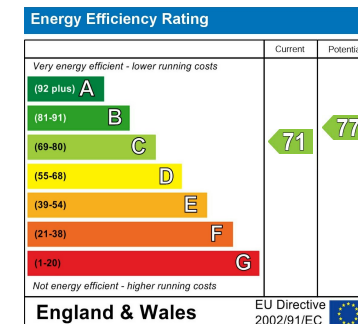
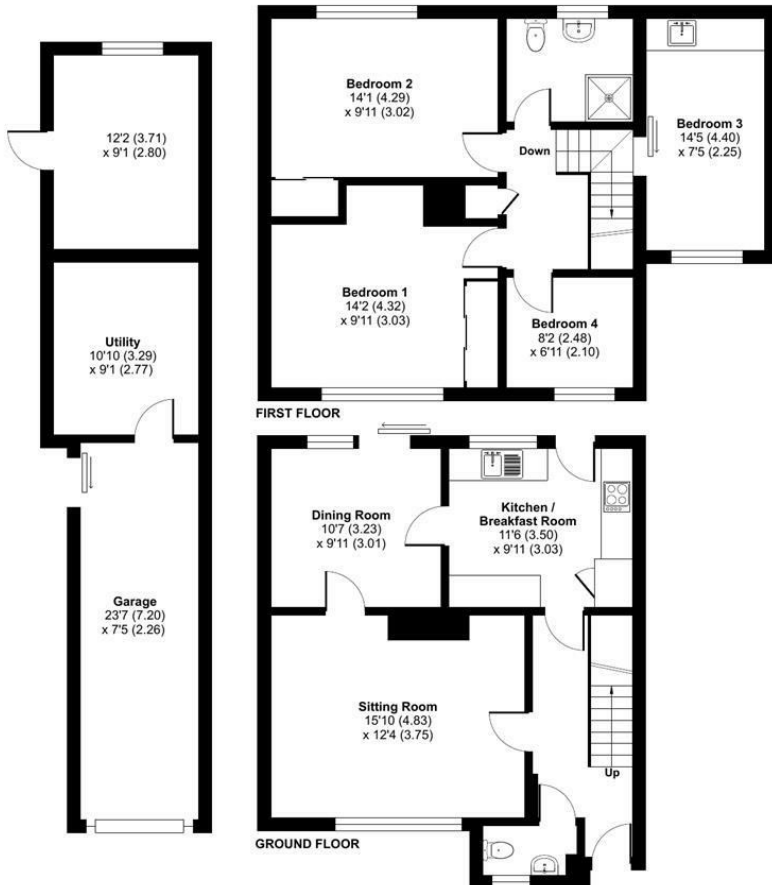
**Local Council:**  
Eastleigh Borough Council - 02380 688000

**Council Tax:**  
Band D

**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 = 549 sq ft / 51 sq m  
 First Floor = 638 sq ft / 59.2 sq m  
 Garage = 277 sq ft / 25.7 sq m  
 Outbuilding = 111 sq ft / 10.3 sq m  
 Total = 1575 sq ft / 146.2 sq m  
 For identification only - Not to scale



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