

A delightful 4 bedroom detached home pleasantly situated in a quiet cul-de-sac on the edge of Hiltingbury and within walking distance to the local Hiltingbury lakes, shops on Hiltingbury Road, bus services to Southampton Winchester and Thornden School. The property affords spacious well proportioned rooms and is being offered for sale with no forward chain. Whilst being presented in neat and tidy fashion the property would benefit from some updating with particular benefits being a double garage and a rear garden measuring approximately 70' with a pleasant westerly aspect. The centre of Chandlers Ford is a short distance away together with junction 12 of the M3 providing links to neighbouring towns and cities, railway stations and Southampton airport.

ACCOMMODATION

Ground Floor

Reception Hall:

Stairs to first floor.

Cloakroom:

Wash basin, wc, tiled floor.

Sitting Room:

17'9" x 15' (5.41m x 4.56m) Fireplace, double doors to rear garden.

Dining Room:

10'6" x 10'5" (3.19m x 3.18m)

Kitchen:

13'3" max x 10'5" max (4.03m x 3.17m) Range of units, electric oven, gas hob with extractor hood over, space and plumbing for dishwasher, larder cupboard, door to outside.

First Floor

Landing:

Hatch to loft space.

Bedroom 1:

15' x 13'9 (4.56m x 4.20m) Fitted wardrobes, cupboards and drawer units.

En-Suite Shower Room:

Suite comprising shower cubicle and wash basin.

Bedroom 2:

12'11" x 10'6" (3.94m x 3.19m) Fitted wardrobes and dressing table, storage cupboard.

Bedroom 3:

10'8" x 10'1" (3.24m x 3.07m)

Bedroom 4:

11'8" x 9'5" (3.56m x 2.87m)

Bathroom:

Suite comprising bath with mixer tap and shower attachment, wash basin, WC, tiled walls.

OUTSIDE

Front:

To the front of the property is a double width driveway leading to the double garage, adjacent lawned area with flower border enclosed by walling and hedging, side access to rear garden.

Rear Garden:

An attractive feature of the property measuring approximately 70' x 39' affording a pleasant westerly aspect. A patio adjoins the house leading onto a lawned area surrounded by well stocked flower and shrub borders, enclosed by hedging and fencing.

Double Garage:

Light and power, space and plumbing for a washing machine, space for further appliances.

OTHER INFORMATION

Tenure:

Freehold

Approximate Age:

1972

Approximate Area:

1718sqft/159.4sqm (Including garage)

Sellers Position:

No forward chain

Heating:

Gas central heating

Windows:

UPVC double glazed windows

Loft Space:

Light connected

Infant/Junior School:

Chandlers Ford Infant School / Merdon Junior School

Secondary School:

Thornden Secondary School

Local Council:

Eastleigh Borough Council - 02380 688000

Council Tax:

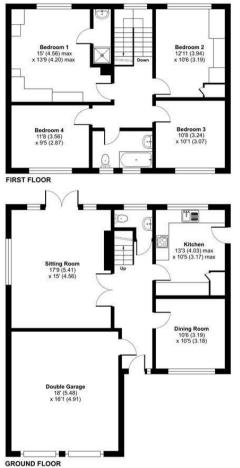
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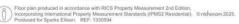
Agents Note:

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.

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Ground Floor = 664 sq ft / 61.6 sq m First Floor = 764 sq ft / 70.9 sq m Garage = 290 sq ft / 26.9 sq m Total = 1718 sq ft / 159.4 sq m For identification only - Not to scale





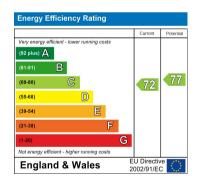


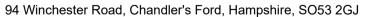












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While we endeavour to make our sales particulars fair, accurate and reliable, they are only a general guide to the property and, accordingly, if there is any point which is of particular importance to you please contact the office and we will be pleased 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.







