



38 Ashley Gardens, Chandlers Ford, SO53 2JH

£325,000

Located in the desirable road of Ashley Gardens, Chandlers Ford, this delightful terraced home offers a perfect blend of comfort and convenience. The property boasts an immaculate presentation throughout, making it an ideal home for families or professionals alike. Upon entering the hall, you are then welcomed into a sitting room which is supported by a separate dining room, perfect for entertaining guests or enjoying family meals. The re-fitted kitchen is both stylish and functional, providing ample space. The first floor features three well-proportioned bedrooms. The re-fitted shower room is modern and tastefully designed, catering to the needs of the household. Externally, the property benefits from generous off-road parking at the front, ensuring convenience for residents and visitors as well as a nearby garage. The rear garden is a true highlight, being both immaculate and enclosed, providing a private outdoor space for leisure and enjoyment. Situated in a convenient central location, this property is within walking distance to local schools and the vibrant centre of Chandlers Ford, making it an excellent choice for families. Additionally, easy access to the M3 & M27 ensures that commuting to nearby cities is a breeze.

ACCOMMODATION

GROUND FLOOR

Sliding UPVC double glazed front door leading to porch:

Hallway:
Stairs to first floor, array of integrated storage cupboards under stairs storage cupboard.

Sitting Room:
12'9" x 10'10" (3.89m x 3.30m)

Dining Room:
10'11" x 7'9" (3.33m x 2.36m) Sliding patio doors to rear garden.

Kitchen:
9'5" x 9'2" (2.87m x 2.79m) Comprehensively re-fitted kitchen to include an array of matching base and eye level units, contrasting worksurfaces, space for fridge freezer, space for washing machine, integrated slim line dishwasher, built in electric oven and hob with cooker hood over under unit lighting, electric under floor heating.

FIRST FLOOR

Landing:
Airing cupboard.

Bedroom 1:
12'4" x 10'9" (3.76m x 3.28m)

Bedroom 2:
11'4" x 8'8" (3.45m x 2.64m)

Bedroom 3:
7'5" x 9'3" max into recess (2.26m x 2.82m)

Shower Room:
8'6" x 5'4" (2.59m x 1.63m) Beautifully re-fitted suite comprising full width walk in shower cubicle, wash hand basin, WC.

OUTSIDE

Front:
The front of the property has been landscaped to provide off-road parking for two vehicles side-by-side and provide access for front door.

Rear Garden:
The rear garden measures approximately 45' in length and enjoys an excellent degree of privacy. The garden has been landscaped with artificial grass to provide an attractive low maintenance area. Patio area ideal for external dining, rear gated pedestrian access and timber shed to remain.

Garage:
16' x 8'2" (4.88m x 2.49m) The garage is located in a nearby block and is the 5th from the left hand side and has up and over door.

OTHER INFORMATION

Tenure:
Freehold

Approximate Age:
1966

Approximate Area:
868sqft/80.6sqm

Sellers Position:

Heating:
Gas central heating

Windows:
UPVC double glazed windows

Loft Space:
Partially boarded with ladder and light connected

Infant/Junior School:
Fryern Infant/Junior School

Secondary School:
Toynbee Secondary School

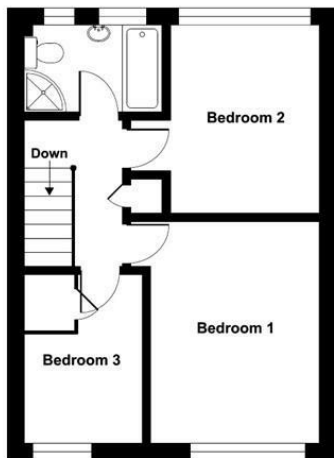
Council Tax:
Band C

Local Council:
Eastleigh Borough Council - 02380 688000

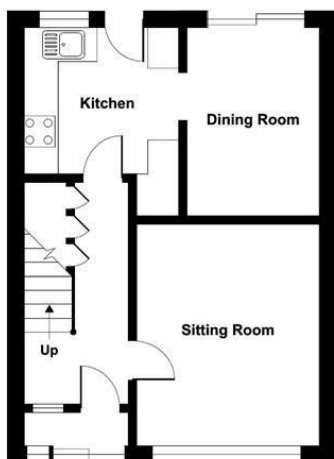
Agents Note:
If you have an offer accepted on a property we will need to, by law, conduct Anti Money Laundering Checks. There is a charge of £60 including vat for these checks regardless of the number of buyers involved.



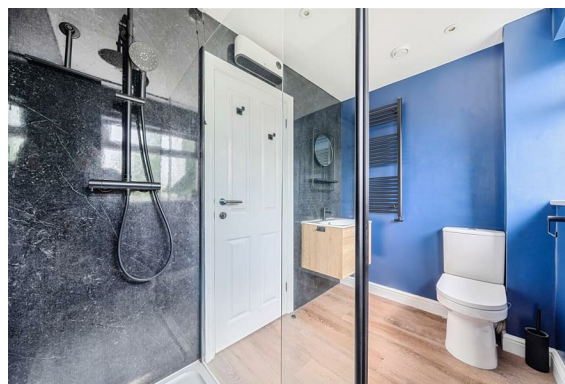
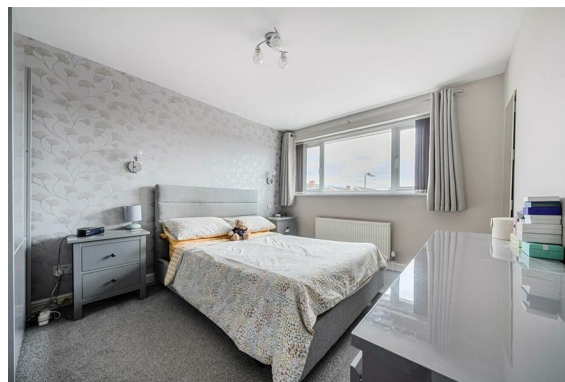
Ground Floor = 434 sq ft / 40.3 sq m
 First Floor = 434 sq ft / 40.3 sq m
 Total = 868 sq ft / 80.6 sq m
 For identification only - Not to scale



FIRST FLOOR



GROUND FLOOR



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		86
(69-80) C	69	
(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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