



sparks ellison

67 Merrieleas Drive, Chandler's Ford, SO53 2FQ

£425,000

An exceptional 3 bedroom semi-detached home presented to a very high standard throughout, extended to the ground floor to provide substantial accommodation which includes an impressive reception hall, cloakroom/utility room, sitting room with feature log burner, re-fitted kitchen, dining room and family room/dining room overlooking the rear garden. On the first floor are three good sized bedrooms together with a modern re-fitted bathroom. To the front of the property is block paving and gravelled area affording off street parking and to the rear a delightful garden measuring approximately 90' with a pleasant westerly aspect. In addition to this is a timber insulated office together with adjoining storeroom. Merrieleas Drive is conveniently situated in the heart of Chandlers Ford and within walking distance to shops on Hursley Road and Chandlers Ford railway station. Both main shopping centres are within close proximity together with bus services to Southampton and Winchester, with links to the M3 and M27 a short drive away.

ACCOMMODATION

Ground Floor

Reception Hall:

Cloakroom/Utility Room:

Space and plumbing for appliances, wash basin, WC, velux window.

Sitting Room:

15'4" x 10'9" (4.67m x 3.27m) Fireplace with inset log burner, under stairs cupboard.

Kitchen/Dining Room:

17'2" x 10'2" (5.22m x 3.10m) Re-fitted range of units, electric double oven, induction hob with extractor hood over, built in microwave and dishwasher, boiler, space for table and chairs.

Family Room/Dining Room:

15'9" x 9'1" (4.79m x 2.78m) Patio doors to rear garden.

First Floor

Landing:

Hatch to loft space, storage cupboard.

Bedroom 1:

13' x 9'7" (3.95m x 2.91m) Built in wardrobe.

Bedroom 2:

10'9" x 10'4" (3.27m x 3.14m) Built in wardrobe.

Bedroom 3:

8'11" x 7'3" (2.73m x 2.20m) Wardrobe.

Bathroom:

Re-fitted modern white suite comprising bath with mixer tap, separate shower unit over, wash basin with cupboard under, WC, tiled walls.

OUTSIDE

Front:

To the front of the property is block paving and gravelled area affording off street parking enclosed by hedging, access to rear garden.

Rear Garden:

Measures approximately 90' in length and a particularly attractive feature of the property being neatly landscaped. A patio adjoins the house leading onto a lawned area surrounded by well

stocked borders and enclosed by hedging and fencing, affording a pleasant westerly aspect, barked area to the end of the garden.

Cabin/Office:

Timber construction with light and power connected and adjoining storage shed.

OTHER INFORMATION

Tenure:

Freehold

Approximate Age:

1960

Approximate Area:

103.9sqm/1119sqft

Sellers Position:

Looking for forward purchase

Heating:

Gas central heating

Windows:

UPVC double glazing

Loft Space:

Partially boarded with ladder and light connected

Infant/Junior School:

Chandlers Ford Infant School / Merdon Junior School

Secondary School:

Toynbee Secondary School

Local Council:

Eastleigh Borough Council - 02380 688000

Council Tax:

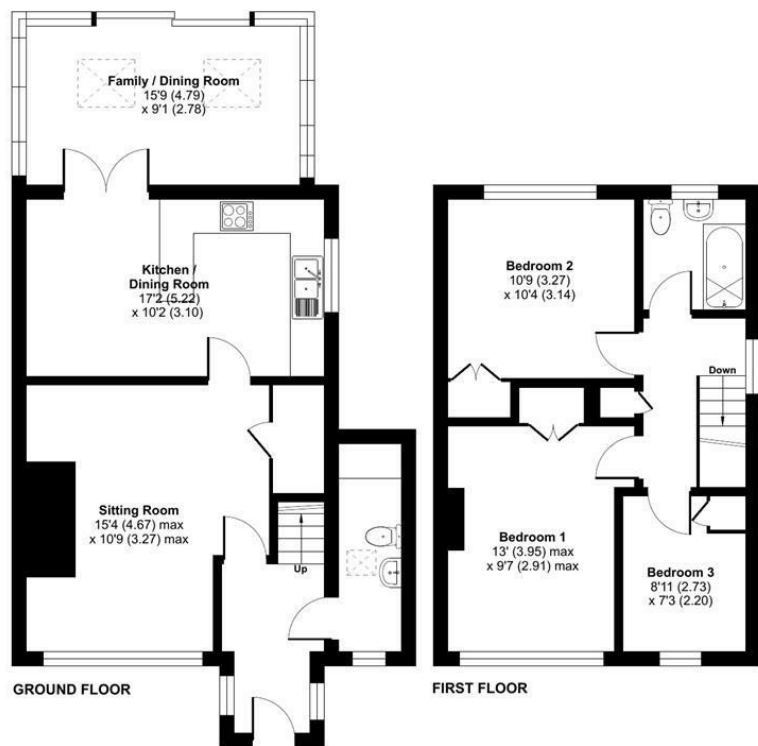
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Agents Note:

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.



Ground Floor = 674 sq ft / 62.6 sq m
 First Floor = 445 sq ft / 41.3 sq m
 Total = 1119 sq ft / 103.9 sq m
 For identification only - Not to scale



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