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61 Alexandra Road, Chandler's Ford, SO53 2BP

£475,000

Located in the highly sought-after area of Scantabout, Chandler's Ford, this attractive Neo-Georgian style semi-detached house offers a wonderful opportunity for families and individuals alike. The property boasts generous accommodation with four well-proportioned bedrooms on the first floor and a bathroom. The spacious living room is perfect for entertaining guests or enjoying quiet evenings at home, while the extended rear of the house opens up to a delightful garden with a westerly aspect. Convenience is key, as this home is situated close to the centre of Chandler's Ford, granting easy access to a variety of amenities, shops, schools to include Scantabout & Thornden, and recreational facilities. Additionally, excellent bus services to Southampton and Winchester are within walking distance and junction 12 of the M3 make commuting a breeze. The property also features two reception rooms, allowing for versatile living arrangements, whether you prefer a formal dining area or a cosy study. With a garage included, there is ample storage space for vehicles and other belongings. Importantly, this property is offered with no forward chain, making it an attractive option for those looking to move in swiftly. This charming home in a desirable location is not to be missed.

ACCOMMODATION

Ground Floor:

Reception Hall:
Stairs to first floor, storage cupboard.

Sitting Room:
23' x 10'11" (7.01m x 3.33m) Fireplace.

Family Room/Study:
14'6" x 7'8" (4.41m x 2.34m) Double doors to rear garden.

Kitchen:
10'11" x 8'11" (3.33m x 2.73m) Range of units, electric oven, gas hob with extractor hood over, integrated fridge/freezer, larder cupboard.

Cloakroom:
Wash basin, wc.

First Floor:

Landing:
Hatch to loft space, airing cupboard.

Bedroom 1:
13'5" x 9'11" 4.10m x 3.03m) Fitted wardrobes.

Bedroom 2:
13'9" x 10'2" (4.20m x 3.11m) Built in wardrobe.

Bedroom 3:
9'1" x 7'11" (2.76m x 2.41m) Built in wardrobe.

Bedroom 4:
8'11" x 6'8" (2.73m x 2.04m) Built in wardrobe.

Bathroom:
Comprising bath with shower unit over, wash basin, WC, tiled walls.

OUTSIDE

Front:
To the front of the property is a good sized brick paved driveway affording off street parking leading to the garage, adjacent lawned area with flower and shrub borders, side access to rear garden.

Rear Garden:

Approximately 47' x 31' enjoying a pleasant westerly aspect. Brick paved terrace leading onto a lawned area surrounded by well stocked borders enclosed by hedging and fencing, garden shed.

Garage:
17'1" x 8'3" (5.21m x 2.51m) Light and power, boiler.

OTHER INFORMATION

Tenure:
Freehold

Approximate Age:
1968

Approximate Area:
1323sqft/122.8sqm

Sellers Position:
No forward chain

Heating:
Gas central heating

Windows:
UPVC double glazing

Loft Space:
Partially boarded with ladder and light connected

Infant/Junior School:
Scantabout Primary School

Secondary School:
Thornden Secondary School

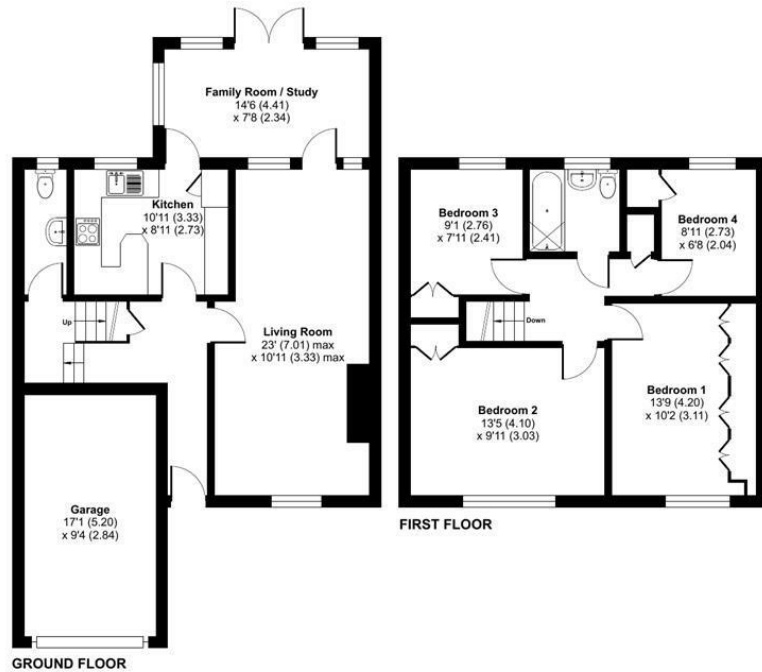
Local Council:
Eastleigh Borough Council - 02380 688000

Council Tax:
Band D

Agents Notes:
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 = 603 sq ft / 56 sq m
First Floor = 561 sq ft / 52.1 sq m
Garage = 159 sq ft / 14.7 sq m
Total = 1323 sq ft / 122.8 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		
	71	77
EU Directive 2002/91/EC		

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