



sparky ellison



22 Tees Close, Chandler's Ford, SO53 4RU

£575,000

A wonderful four bedroom detached family home presented to an excellent standard throughout affording a host of attributes to include a spacious hallway leading to a good sized sitting room with dual aspect windows and feature fireplace, modern fitted kitchen and dining room which could be converted into one room, utility room and re-fitted cloakroom. On the first floor the main bedroom benefits from a modern en-suite shower room with three further good sized bedrooms and family bathroom. A particularly outstanding feature of the property is the rear garden which measures approximately 46' x 31' and has been professionally landscaped by Hambrooks, in addition to this, to the side of the house is a double width driveway leading to a double garage. The rear garden also provides a pleasant south-westerly aspect and the house is being sold for sale with no forward chain. Tees Close is a quiet cul-de-sac situated on the edge of Valley Park which itself benefits from an excellent range of shops in Pilgrim's Close together with a local Junior School and further amenities together with Knightwood Leisure Centre across the road, woodland walks and parks.

ACCOMMODATION

Ground Floor

Reception Hall:

Stairs to first floor with cupboard under.

Cloakroom:

Re-fitted suite comprising wash basin, WC, tiled floor.

Sitting Room:

20'1" x 11'3" (6.13m x 3.44m) Dual aspect windows incorporating a box bow window to the side, feature stone fireplace with inset fire.

Dining Room:

10'3" x 9'9" (3.12m x 2.97m) Patio doors to rear garden.

Kitchen/Breakfast Room:

9'4" x 7'10" (2.85m x 2.38m) A range of modern fitted shaker style units, electric double oven and induction hob with extractor hood over, integrated fridge/freezer, breakfast bar set within the bay window, tiled floor.

Utility Room:

6'1"max x 4'11"max (1.85m x 1.50m)Space and plumbing for appliances, sink unit, wash basin, boiler, tiled floor, door to driveway.

First Floor

Landing:

Hatch to loft space, airing cupbard.

Bedroom 1:

11'7" max x 9'7" max (3.53m x 2.92m) Built in wardrobe.

En-Suite Shower Room:

Modern suite comprising shower cubicle with glazed screen, wash basin with cupboards under, tiled walls and floor.

Bedroom 2:

11'6" max x 10'4" max (3.53m x 2.92m) Built in wardrobe.

Bedroom 3:

11'4" x 9'6" (3.46m x 2.90m)

Bedroom 4:

10'6" max x 8' max (3.21m x 2.45m)

Bathroom:

Suite comprising corner bath, wash basin, WC, tiled floor.

OUTSIDE

Front:

To the front of the property is a lawned area with well stocked shrub borders, hedging to one side and path to front door. To the side of the property is a double width driveway leading to the double garage, side gate to rear garden.

Rear Garden:

The rear garden is a particularly attractive feature of the property measuring on average 46' x 31' enjoying a pleasant south-westerly aspect. The current seller has advised that the garden was professionally landscaped by Hambrooks to incorporate paved areas ideal for outside entertaining and a covered sitting area, artificial grass, well stocked flower and shrub borders enclosed by walling and fencing.

Summer House:

7'6" x 7' light and power.

Double Garage:

2 Electric doors, rear door to garden, light and power.

OTHER INFORMATION

Tenure:

Freehold

Approximate Age:

1985

Approximate Area:

1208sqft/112.2sqm

Sellers Position

No forward chain

Heating:

Gas central heating

Windows:

UPVC double glazing

Infant/Junior School:

Hiltingbury Infant/Junior School and St Francis C of E Primary School

Secondary School:

Thornden Secondary School

Local Council:

Test Valley Borough Council - 01264 368000

Council Tax:

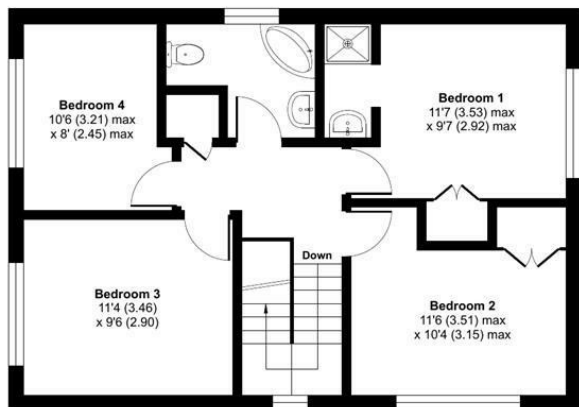
Band E

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 = 617 sq ft / 57.3 sq m  
 First Floor = 591 sq ft / 54.9 sq m  
 Total = 1208 sq ft / 112.2 sq m  
 For identification only - Not to scale

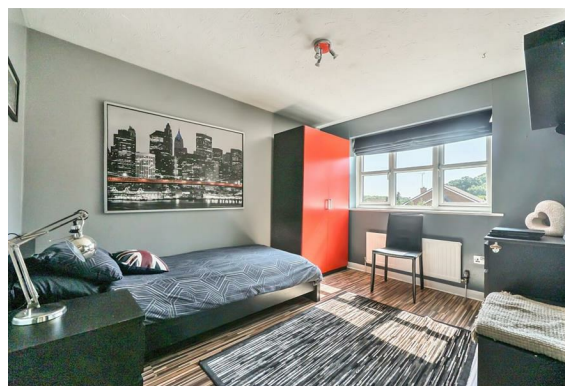


FIRST FLOOR



GROUND FLOOR

Floor plan produced in accordance with RICS Property Measurement 2nd Edition, Incorporating International Property Measurement Standards (IPMS2 Residential). © ritchiecom 2025. Produced for Sparks Ellison. REF: 1331717.



| Energy Efficiency Rating                    |                         |           |
|---------------------------------------------|-------------------------|-----------|
|                                             | Current                 | Potential |
| Very energy efficient - lower running costs |                         |           |
| (92 plus) <b>A</b>                          |                         |           |
| (81-91) <b>B</b>                            |                         |           |
| (69-80) <b>C</b>                            |                         |           |
| (55-68) <b>D</b>                            |                         |           |
| (39-54) <b>E</b>                            |                         |           |
| (21-38) <b>F</b>                            |                         |           |
| (1-20) <b>G</b>                             |                         |           |
| Not energy efficient - higher running costs |                         |           |
| <b>England &amp; Wales</b>                  | EU Directive 2002/91/EC |           |

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