



sparks ellison

195 Winchester Road, Chandler's Ford, SO53 2DU

£715,000

This attractive detached residence features four bedrooms on the first floor along with three inviting reception rooms on the ground floor, providing versatile areas for relaxation, entertainment, or family gatherings. The westerly facing rear garden is a delightful outdoor space, perfect for enjoying the afternoon sun and hosting summer barbecues. Additionally, the good-sized frontage allows for a generous degree of off-road parking, ensuring that you and your guests can park with ease. Situated close to the centre of Chandler's Ford, this home benefits from excellent access to local amenities and the M3 motorway, making commuting a breeze. Furthermore, it falls within the highly regarded Thornden School catchment area, making it an attractive option for families prioritising education. With no forward chain, this property is ready for you to move in and make it your own.

ACCOMMODATION

GROUND FLOOR

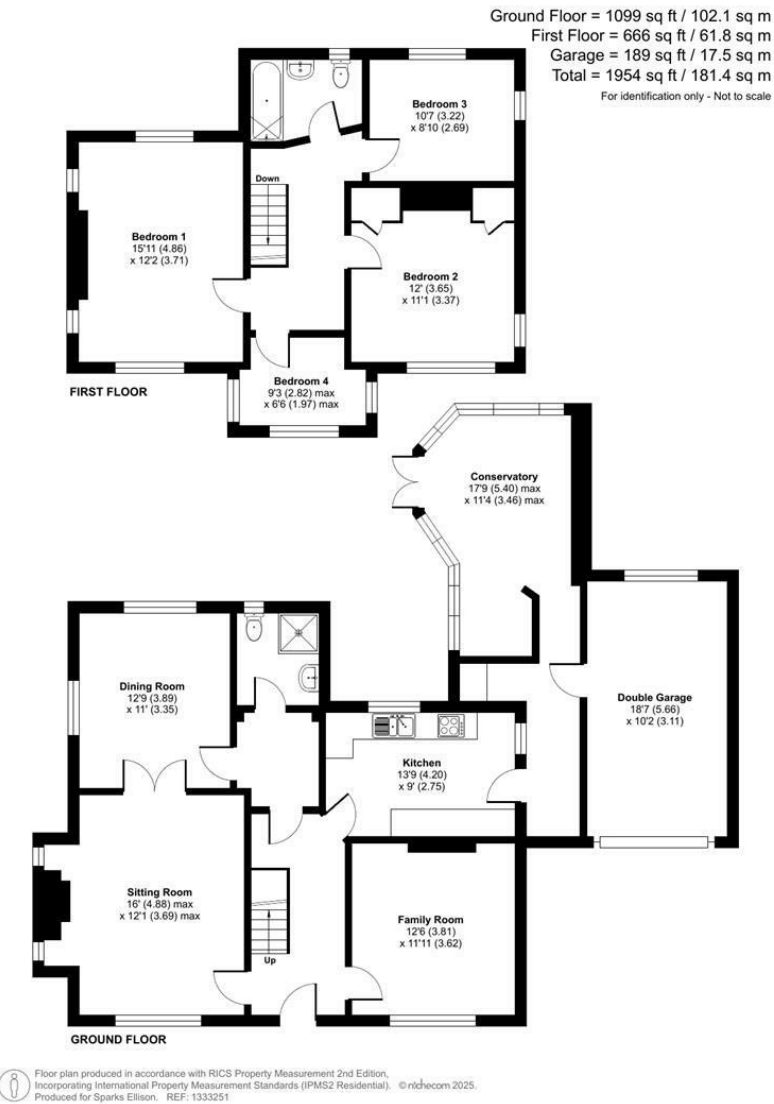
- Entrance Hall:**
Stairs to first floor, under stairs storage cupboard.
- Sitting Room:**
16' x 12'1" (4.88m x 3.69m) Feature fireplace surround and hearth.
- Dining Room:**
12'9" x 11' (3.89m x 3.35m)
- Family Room:**
12'6" x 11'11" (3.81m x 3.62m)
- Kitchen:**
13'9" x 9' (4.20m x 2.75m) Built in electric oven, built-in gas hob, fitted extractor hood, space for fridge freezer, space and plumbing for dishwasher, wall mounted boiler.
- Shower Room:**
Comprising shower in cubicle, wash hand basin, WC.
- Inner Passage:**
Space and plumbing for dishwasher, work surface with space for tumble dryer.
- Conservatory:**
17'9" x 11'4" (5.40m x 3.46m)

FIRST FLOOR

- Landing:**
Access to loft space.
- Bedroom 1:**
15'11" x 12'2" (4.86m x 3.71m)
- Bedroom 2:**
12' x 11'1" (3.65m x 3.37m) Built in wardrobe, built-in airing cupboard.
- Bedroom 3:**
10'7" x 8'10" (3.22m x 2.69m)
- Bedroom 4:**
9'3" x 6'6" (2.82m x 1.97m)
- Bathroom:**
Composing bath with shower over, wash hand basin, WC.

OUTSIDE

- Front:**
Area laid to lawn, enclosed by mature hedgerow, large block paved driveway providing off road parking for approximately eight cars, side access to rear garden.
- Rear Garden**
Measures approximately 60' x 53' and comprises area laid to lawn, mature hedgerow and bushes, garden shed. The garden benefits from a pleasant Westerly aspect.
- Garage:**
18'7" x 10'2" (5.66m x 3.11m) With up and over door, power and light.
- OTHER INFORMATION**
- Tenure:**
Freehold
- Approximate Age:**
1920's
- Approximate Area:**
181.4sqm/1954sqft (Including garage)
- Sellers Position:**
No forward chain
- Heating:**
Gas central heating
- Windows:**
UPVC double glazed windows
- Infant/Junior School:**
Chandler's Ford Infant/Merdon Junior School
- Secondary School:**
Thornden Secondary School
- Council Tax:**
Band F
- 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.



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	65	74
	EU Directive 2002/91/EC	

94 Winchester Road, Chandler's Ford, Hampshire, SO53 2GJ

Sales: t: 02380 255333 e: property@sparksellison.co.uk

Lettings: t: 02380 018518 e: lettings@sparksellison.co.uk

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