



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:

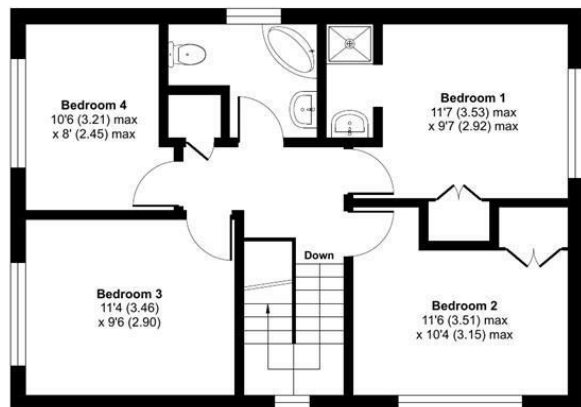
Band E

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

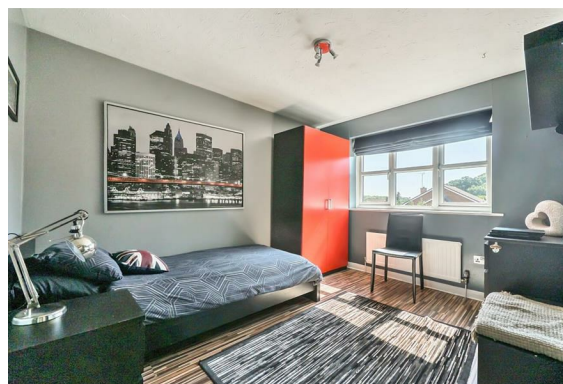


FIRST FLOOR



GROUND FLOOR

Floor plan produced in accordance with RICS Property Measurement 2nd Edition, Incorporating International Property Measurement Standards (IPMS2 Residential). © ricscom 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	

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

Sales: t: 02380 255333 e: [property@sparksellison.co.uk](mailto:property@sparksellison.co.uk)

Lettings: t: 02380 018518 e: [lettings@sparksellison.co.uk](mailto:lettings@sparksellison.co.uk)

While we endeavour to make our sales particulars fair, accurate and reliable, they are only a general guide to the property and, accordingly, if there is any point which is of particular importance to you please contact the office and we will be pleased to check it for you, especially if you are contemplating travelling some distance to view the property. These approximate room sizes are only intended as general guidance. You must verify the dimensions carefully before ordering carpets or any built in furniture. Please note we have not tested the services or any of the equipment or appliances in this property, accordingly we strongly advise prospective buyers to commission their own survey or service report before finalising their offer to purchase. These particulars are issued in good faith but do not constitute representations of fact or form part of any offer or contract. The matters referred to in these particulars should be independently verified by prospective buyers or tenants. Neither Sparks Ellison nor any of its employees or agents has any authority to make or give any representation or warranty whatever in relation to this property. Your home is at risk if you do not keep up repayments on a mortgage or other loan secured on it. Written quotations available on request. All loans secured on property. Life assurance usually required.





