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57 Westwood Gardens, Chandler's Ford, SO53 1FN

£525,000

Situated in a popular cul de sac, this four-bedroom detached family home in Hiltingbury, presents an excellent opportunity for those seeking a comfortable and modern living space. Built in 1971, the property has undergone recent renovations, ensuring a fresh and contemporary feel throughout. Upon entering, you will find a spacious reception room that serves as the heart of the home, perfect for family gatherings or entertaining guests. The newly fitted kitchen boasts modern appliances and stylish finishes, making it a joy for any home cook. The property features four generously sized double bedrooms on the first floor, providing ample space for family members or guests. These bedrooms share a well-appointed family bathroom, designed with both functionality and comfort in mind. The property is ideally situated within close proximity to the vibrant centre of Chandler's Ford, offering a variety of shops, cafes, and amenities. Additionally, families will appreciate the short distance to Thornden School, known for its excellent educational standards. Offered for sale 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.

Sitting/Dining Room:
24'8" x 16'1" (7.53m x 4.91m)

Kitchen/Breakfast Room:
12'6" x 10'10" (3.80m x 3.29m) Comprising built in double oven, built in microwave, built in gas hob, integrated extractor hood, space for fridge, space and plumbing for dishwasher, space for table and chairs.

lawn, paved patio area, variety of mature plants, shrubs and bushes, driveway providing off road parking.

Garage:
16'6" x 10'10" with up and over door, power and light.

OTHER INFORMATION

Tenure:
Freehold

Approximate Age:
1971

Approximate Area:
141.3sqm/1521sqft (Including garage)

Sellers Position:
No forward chain

Heating:
Gas central heating (Gas fire - not sure if working)

Windows:
UPVC double glazed windows

Infant/Junior School:
Chandler's Ford Infant/Merdon Junior School

Secondary School:
Thornden Secondary School

Council Tax:
Band E

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.

FIRST FLOOR

Landing:
Access to loft space, built in storage cupboard.

Bedroom 1:
14'5" x 7'10" (4.39m x 2.39m) Built in double wardrobe.

Bedroom 2:
11'2" x 9'11" (3.41m x 3.01m) Built in double wardrobe.

Bedroom 3:
10'10" x 9'11" (3.29m x 3.01m) Built in double wardrobe.

Bedroom 4:
10'10" x 9'9" (3.29m x 2.97m) Built in airing cupboard.

Bathroom:
Comprising shower in cubicle, bath, wash hand basin, WC, tiled walls.

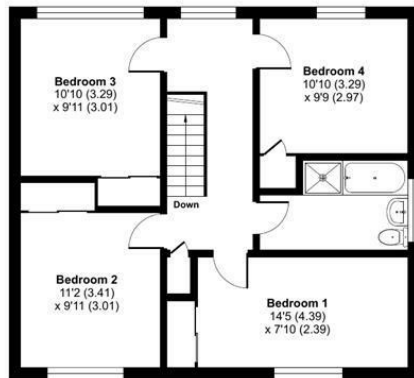
OUTSIDE

Front:
Area laid to lawn, steps and pathway to front door, side access leading to lean to.

Rear Garden:
Measures approximately 40' x 39' and benefits from a southerly aspect with area laid to



Ground Floor = 672 sq ft / 62.4 sq m
 First Floor = 677 sq ft / 62.9 sq m
 Garage = 172 sq ft / 16 sq m
 Total = 1521 sq ft / 141.3 sq m
 For identification only - Not to scale



FIRST FLOOR



GROUND FLOOR



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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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.



