



sparks ellison

8 Apsley Place, Chandler's Ford, SO53 1TE

£550,000

This beautifully presented four-bedroom detached house offers a perfect blend of comfort and modern living. The property boasts two spacious reception rooms, ideal for both entertaining guests and enjoying family time. The well-appointed kitchen is equipped with a range of built-in appliances, making it a delightful space for culinary enthusiasts. One of the standout features of this home is the southerly facing rear garden, which provides a sunlit sanctuary for relaxation and outdoor activities. The garden is perfect for families, offering ample space for children to play or for hosting summer barbecues. The property also includes a garage and a driveway, ensuring convenient parking and additional storage options. Situated in a pleasant cul-de-sac, this home benefits from being within the catchment area for the highly regarded Hiltingbury and Thornden schools, making it an excellent choice for families.

ACCOMMODATION:

Ground Floor:

Entrance Hall:
Stairs to first floor, under stairs storage cupboard.

Cloakroom:
Comprising wash hand basin, WC.

Sitting Room:
15'8" x 11'9" (4.78m x 3.58m) Fireplace surround and hearth with inset gas fire.

Dining Room:
10'6" x 8'6" (3.19m x 2.58m)

Conservatory:
9'3" x 8'2" (2.83m x 2.49m)

Kitchen/Breakfast Room:
14'9" x 8'5" (4.49m x 2.56m) Built in double oven, built in gas hob, integrated extractor hood, integrated dishwasher, integrated fridge, integrated freezer, integrated washing machine, fitted breakfast bar, warm air boiler.

First Floor:

Landing:
Built in airing cupboard, access to loft space.

Bedroom 1:
14'10" x 11'4" (4.53m x 3.45m) Range of fitted furniture incorporating wardrobe space, chest of drawers, bedside tables and dressing table. shower in cubicle, wash hand basin.

Bedroom 2:
13'5" x 9'7" (4.09m x 2.91m) Built in double wardrobe.

Bedroom 3:
11'9" x 9'5" (3.58m x 2.88m)

Bedroom 4:
8'7" x 6'6" (2.62m x 1.99)

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

OUTSIDE:

Front:
Area laid to lawn, planted bed, pathway to front door, side access to rear garden, driveway providing off road parking.

Rear Garden:
Measures approximately 42' x 34' and benefits from paved patio area, planted borders, outside tap.

Garage:
17'1" x 7'2" (5.20m x 2.18m) With up an dover door, power and light.

OTHER INFORMATION

Tenure:
Freehold

Approximate Age:
1982

Approximate Area:
1394sqft/129.4sqm

Sellers Position:
Looking for forward purchase

Heating:
Gas fired ducted air system

Windows:
UPVC double glazing

Loft Space:
Partially boarded with ladder and light connected

Infant/Junior School:
Hiltingbury Infant/Junior School

Secondary School:
Thornden Secondary School

Local Council:
Eastleigh Borough Council - 02380 688000

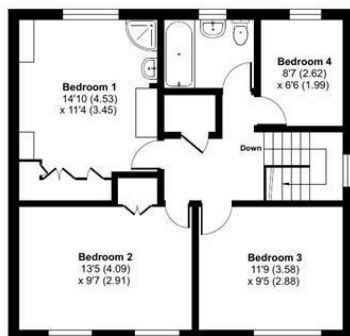
Council Tax:
Band D

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.

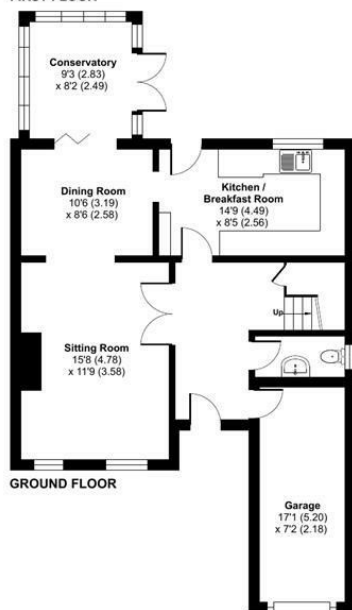


Ground Floor = 645 sq ft / 59.9 sq m
 First Floor = 633 sq ft / 58.8 sq m
 Garage = 116 sq ft / 10.7 sq m
 Total = 1394 sq ft / 129.4 sq m

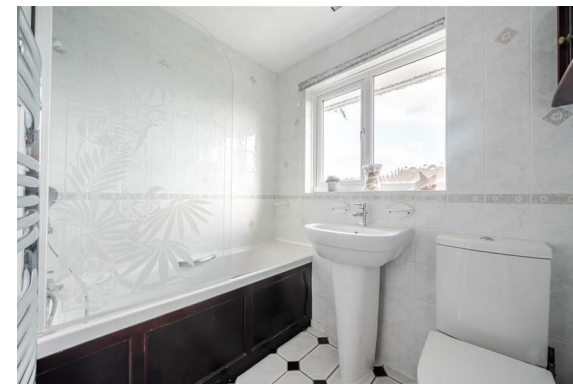
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FIRST FLOOR



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	64	76
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales		EU Directive 2002/91/EC

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