



sparks ellison

78 Common Road, Chandler's Ford, SO53 1HB

£399,950

Situated within the heart of Chandlers Ford, this charming detached three-bedroom family home on Common Road offers a perfect blend of comfort and convenience. The property boasts a spacious reception room that seamlessly combines sitting and dining areas, providing an ideal space for family gatherings and entertaining guests. Large windows overlook the expansive 48ft southerly facing rear garden. The well-proportioned bedrooms provide ample space for relaxation, making this home perfect for families. The property also features a well-appointed bathroom, ensuring that all your needs are met. For those with vehicles, the driveway accommodates parking for up to three cars, complemented by a detached garage, providing additional storage or workshop space. Situated within the highly sought-after Thornden School catchment area, this home is perfect for families looking to settle in a community with excellent educational opportunities. The central location offers easy access to local amenities, parks, and transport links, making it an ideal choice for those seeking both tranquillity and convenience.

ACCOMMODATION

GROUND FLOOR

Entrance Hall:
Stairs to first floor, understairs storage cupboard.

Kitchen:
10' x 9'2" (3.06m x 2.80m) Built in double oven, built in gas hob, fitted extractor hood, space and plumbing for washing machine, space and plumbing for dishwasher, space for fridge freezer.

Sitting/Dining Room:
16'11" x 15'10" (5.15m x 4.83m)

FIRST FLOOR

Landing:

Bedroom 1:
16' x 9'6" (4.88m x 2.89m)

Bedroom 2:
11' x 8'9" (3.35m x 2.66m)

Bedroom 3:
10'10" x 6'10" (3.31m x 2.09m)

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

OUTSIDE

Front:
Comprising area laid to lawn, access to rear garden, driveway providing off road parking.

Rear Garden:
Measures approximately 48' x 32' benefitting from a pleasant southerly aspect and comprises area laid to lawn, paved patio area

Garage:
21'4" x 8'2" with up and over door, power and light.

OTHER INFORMATION

Tenure:
Freehold

Approximate Age:
1961

Approximate Area:
81.9sqm/882sqft

Sellers Position:
Looking for forward purchase

Heating:
Gas central heating

Windows:
UPVC double glazed windows

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

Secondary School:
Thornden Secondary School

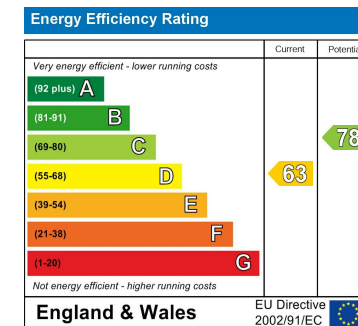
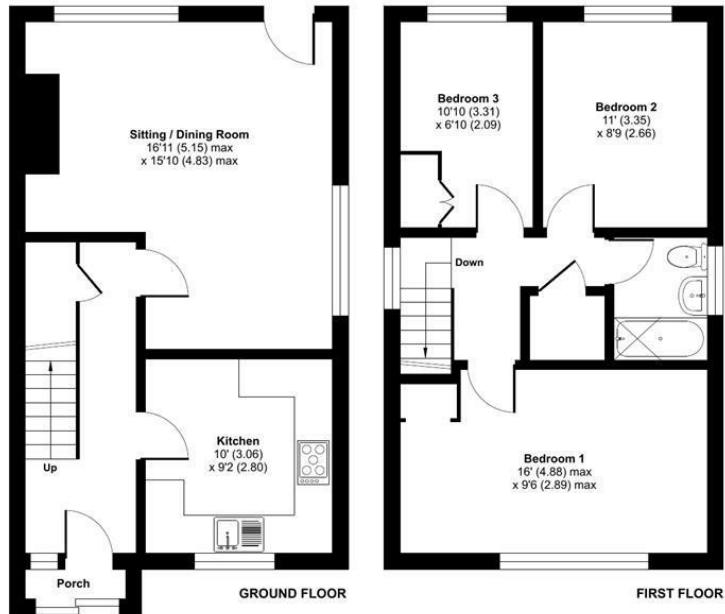
Council Tax:
Band D

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.



Ground Floor = 447 sq ft / 41.5 sq m
First Floor = 435 sq ft / 40.4 sq m
Total = 882 sq ft / 81.9 sq m
For identification only - Not to scale



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

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.



