



sparks ellison

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.

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

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

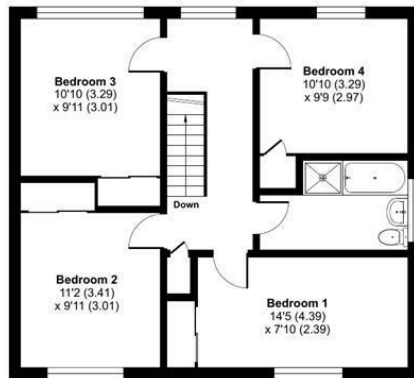
Council Tax:
Band E

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.



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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