



12 Swanton Gardens, Chandler's Ford, SO53 1TP

£500,000

A magnificent four bedroom semi detached family home impeccably finished throughout with a stylish interior and host of wonderful attributes. The accommodation affords spacious well proportioned rooms, the centre piece of which is the wonderful open plan kitchen/dining space with a comprehensive re-fitted kitchen. Added to this is a spacious sitting room and family room together with re-fitted cloakroom. To the first floor the master bedroom benefits from a modern en-suite with three further bedrooms served by a re-fitted family bathroom. The rear garden affords a pleasant southerly aspect and has been landscaped to incorporate a cabin. The property is situated at the end of a quiet cul-de-sac bordering Ramalley Woods and is conveniently placed for the centre of Chandlers Ford and schooling which includes Thornden.

ACCOMMODATION

Ground Floor

Reception Hall:
Stairs to first floor, tiled floor.

Cloakroom:
Modern white suite with chrome fitments comprising wash basin set within wooden counter, w.c., tiled floor, built in shoe cupboard.

Sitting Room:
15'7" x 10'4" (4.75m x 3.15m) Modern range of white fitted cupboards and counters with inset contemporary style remote control electric fire.

Family Room:
18' x 8' (5.49m x 2.44m) Dual aspect windows.

Kitchen/Dining Room:
21'10" x 21'3" (6.65m x 6.48m) Oak flooring throughout. The kitchen area has been fitted with a comprehensive range of white gloss units and wooden work tops incorporating breakfast bar, stainless steel double two electric ovens and gas hob with extractor hood over, integrated dishwasher, full height fridge and freezer, under stairs cupboard with space and plumbing for washing machine and tiled floor. The dining/sitting area has space for table and chairs, bi-fold doors to rear garden.

First Floor

Landing:
Hatch to loft space, built in wardrobe/cupboard.

Bedroom 1:
18' x 8' (5.49m x 2.44m) Excluding recess with fitted wardrobes.

En-Suite Shower Room:
7'4" x 5'2" (2.24m x 1.57m) Re-fitted modern white suite with chrome fitments comprising corner shower cubicle with glazed screen, wash basin with cupboards under, w.c., part vaulted ceiling with Velux window, tiled walls and floor.

Bedroom 2:
10'8" x 8'6" (3.25m x 2.59m) Built in wardrobe.

Bedroom 3:
9'1" x 7'10" (2.77m x 2.39m)

Bedroom 4:
7'9" x 6'10" (2.36m x 2.08m)

Bathroom:
7'9" x 5'5" (2.36m x 1.65m) Re-fitted modern white suite with chrome fitments comprising P shaped bath with shower unit over and glazed screen, wash basin with cupboards under, w.c., tiled walls.

OUTSIDE

Front:
Driveway affording off street parking with adjacent lawn, access to rear garden.

Rear Garden:
Approximately 45' x 33'6". A patio adjoins the house leading onto an area of artificial grass enclosed by fencing.

Summer House:
11'8" x 7'11" (3.56m x 2.41m) Fully insulated with light and power, double glazed double doors to the front.

OTHER INFORMATION

Tenure:
Freehold

Approximate Age:
1982

Approximate Area:
1495sqft/138.8sqm

Sellers Position:
Looking for forward purchase

Heating:
Gas central heating

Windows:
UPVC double glazing

Loft Space:
Partially boarded with ladder and light

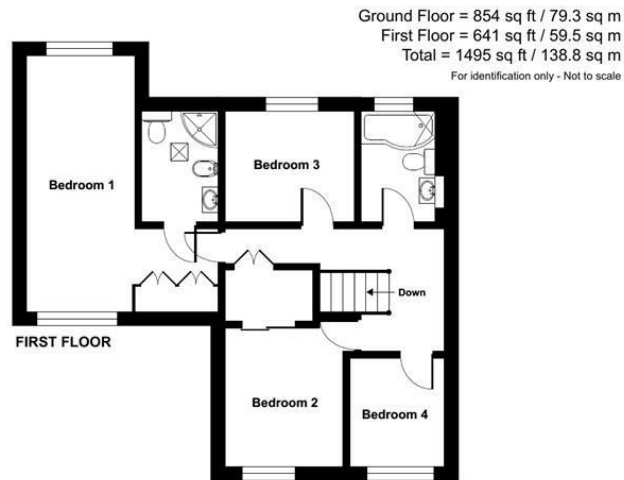
Infant/Junior School:
Chandlers Ford Infant/Merdon Junior Schools

Secondary School:
Thornden Secondary School

Council Tax:
Band D

Local Council:
Eastleigh Borough Council - 02380 688000

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.



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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