



sparks ellison

67 Merdon Avenue, Chandler's Ford, SO53 1GD£900,000

Situated in the desirable area of Merdon Avenue, Hiltingbury, this impressive detached house offers a perfect blend of spacious living and convenience. With four well-proportioned bedrooms, this property is ideal for families seeking comfort and room to grow. The accommodation is generously laid out, featuring three inviting reception rooms that provide ample space for relaxation and entertaining. Set within a substantial 0.25 acre plot, the property enjoys a central location that is both tranquil and accessible. One of the standout features of this home is the extensive parking available, accommodating up to ten vehicles, along with a double garage. Situated within the highly regarded Thornden School catchment area, this property is an excellent choice for families. The combination of spacious accommodation, a prime location, and ample parking makes this home a rare find in the heart of Chandler's Ford.

ACCOMMODATION

GROUND FLOOR

- Entrance Porch:
- Entrance Hall:
Stairs to first floor.
- Cloakroom:
Comprising wash hand basin with cupboard under, WC.
- Sitting Room:
22' x 12'10" (6.71m x 3.91m) Feature fireplace surround and hearth with fitted gas fire.
- Conservatory:
23'7" x 9'9" (7.20m x 2.98m)
- Dining Room:
12'2" x 11'9" (3.71m x 3.58m)
- Study:
8'8" x 6'4" (2.69m x 1.98m)
- Kitchen/Breakfast/Family Room:
29'7" x 16'5" (9.01m x 5.01m) Built in double oven, warmer drawer, fitted electric hob, integrated extractor hood, integrated dishwasher, space for fridge freezer, central island, wine storage, space for table and chairs, space for sofas, underfloor heating, skylight windows with electric blinds.
- Utility Room:
Space and plumbing for washing machine, space for tumble dryer, built in larder cupboard.

FIRST FLOOR

- Landing:
Built in airing cupboard, access to loft space.
- Bedroom 1:
14'1" x 11'8" (4.29m x 3.55m) Built in wardrobes.
- En Suite:
Wet room with shower area, wash hand basin, WC, electric under floor heating.
- Bedroom 2:
12'6" x 10'10" (3.80m x 3.31m)
- Bedroom 3:
12'10" x 10'6" (3.90m x 3.21m) Built in wardrobes.
- Bedroom 4:
9'8" x 7'3" (2.95m x 2.21m)
- Bathroom:
Comprising shower in cubicle, wash hand basin, WC.

OUTSIDE

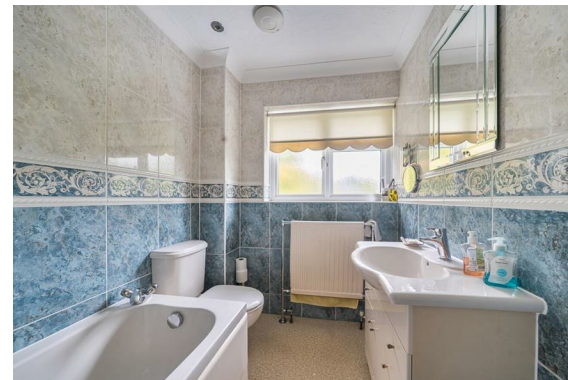
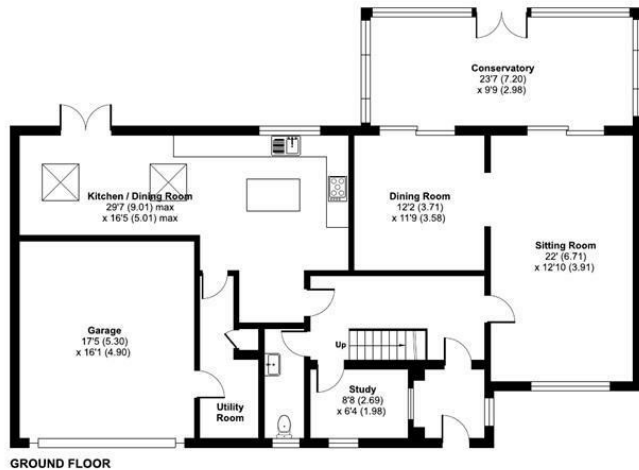
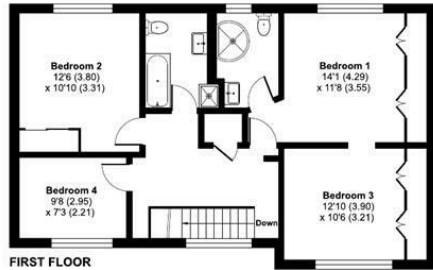
- Front:
Large block paved driveway providing off road parking for several vehicles, variety of mature plants, bushes, shrubs and trees, log store, side access to rear garden.
- Rear Garden:
Measures approximately 87' x 52' and comprises area laid to lawn, patio areas, variety of mature plants, bushes, shrubs and trees, garden shed, garden workshop with power and light, outside tap.
- Garage:
17'3" x 16' with electric up and over door, power and light, wall mounted boiler, roof storage space.

OTHER INFORMATION

- Tenure:
Freehold
- Approximate Age:
1960's
- Approximate Area:
2434sqft/226sqm (Including garage)
- Sellers Position:
Found property to purchase
- Heating:
Gas & underfloor heating
- Windows:
UPVC double glazed windows
- Loft Space:
Partially boarded with ladder and light connected.
- Infant/Junior School:
Chandler's Ford Infant/Merdon Junior School
- Secondary School:
Thornden Secondary School
- Council Tax:
Band F
- 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 = 1389 sq ft / 129 sq m
 First Floor = 767 sq ft / 71.2 sq m
 Garage = 278 sq ft / 25.8 sq m
 Total = 2434 sq ft / 226 sq m
 For identification only - Not to scale



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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