



sparks ellison



# 4 Leven Close, Chandler's Ford, SO53 4SH

£625,000

Located in the quiet cul-de-sac of Leven Close, Chandler's Ford, this splendid detached house presents an ideal family home. Boasting four good bedrooms, this property is designed to accommodate the needs of modern family living. The heart of the home is an inviting open plan kitchen/dining room, perfect for both casual family meals and entertaining guests. The generous sitting room offers a comfortable space to relax and unwind with a log burner, while the utility room adds practicality to daily chores. The property features two well-appointed bathrooms, including an en-suite, ensuring convenience for all family members. The rear garden, with its delightful westerly aspect, provides a lovely outdoor space for children to play or for hosting summer gatherings. Situated within the highly regarded catchments of Hiltingbury and Thornden schools, this home is ideal for families seeking quality education for their children. Additionally, Valley Park offers an excellent range of day-to-day amenities, as well as beautiful parks and scenic walks, enhancing the appeal of this location. This charming residence combines comfort, space, and a prime location, making it a perfect choice for those looking to settle in a peaceful yet vibrant community.

## ACCOMMODATION

### Ground Floor

#### Reception Hall:

Stairs to first floor.

#### Sitting Room:

13'10" x 13' (4.21m x 3.96m) A feature fireplace with inset log burner, Bay window, laminate wood floor.

#### Kitchen/Dining Room:

19'5" x 10'10" (5.93m x 3.29m) The kitchen area benefits from a re-fitted range of shaker style units, electric double oven, microwave, gas hob with extractor hood over, space and plumbing for dishwasher, space for fridge/freezer, understairs storage cupboard. The dining area affords space for table and chairs with double doors to rear garden.

#### Utility Room:

10'10" x 7'10" (3.29m x 2.40m) Range of cupboards, space and plumbing for appliances, boiler, door to rear garden.

#### Cloakroom:

Suite comprising wash basin with cupboard under, WC.

#### Storage Room:

This area has been formed from the rear end of the garage.

### First Floor

#### Landing:

Hatch to loft space.

#### Bedroom 1:

13'6" x 12'11" (4.12m x 3.93m) Built in wardrobe, ceiling fan.

#### En-Suite:

Suite comprising shower cubicle, wash basin with cupboard under, wc.

#### Bedroom 2:

12'2" x 8'11" (3.71m x 2.73m)

#### Bedroom 3:

13'6" x 8' (4.12m x 2.44m)

#### Bedroom 4:

8'11" x 7'1" (2.73m x 2.15m)

#### Bathroom:

Suite comprising bath with mixer tap, separate shower unit over and glazed screen, wash basin with cupboard under, WC. airing cupboard.

## OUTSIDE

### Front:

To the front of the property is a double width brick paved driveway affording off street parking with adjacent lawn and side path to rear garden.

### Rear Garden:

Approximately 48' x 35' A patio adjoins the house leading onto a lawned area surrounded by flower and shrub borders and enclosed by fencing, greenhouse.

### Storage Room:

7'10" x 7'9" (2.40m x 2.37m) This is a rear section of the former double garage with light and power.

### Garage:

17'2" x 16'8" (5.22m x 5.07m) Maximum measurement 1.5 garage.

## OTHER INFORMATION

### Tenure:

Freehold

### Approximate Age:

1987

### Approximate Area:

1490sqft/138.3sqm

### Sellers Position:

Found vacant property to purchase

### Heating:

Gas central heating

### 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:

Test Valley Borough Council - 01264 368000

### Council Tax:

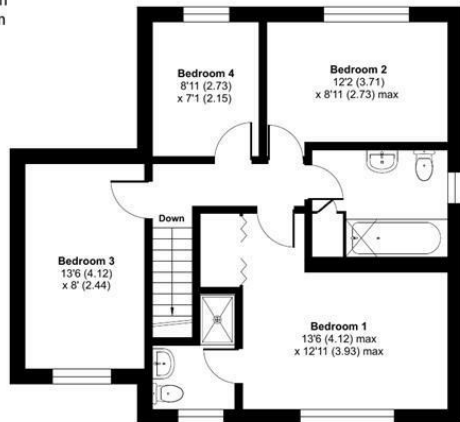
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### Agents Notes:

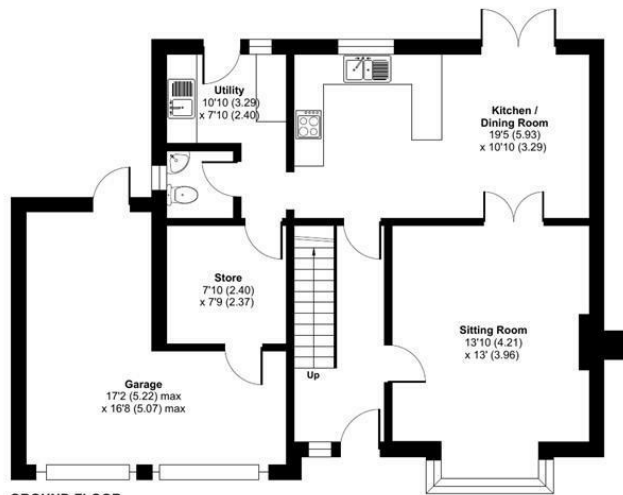
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Ground Floor = 672 sq ft / 62.4 sq m  
 First Floor = 610 sq ft / 56.6 sq m  
 Garage = 208 sq ft / 19.3 sq m  
 Total = 1490 sq ft / 138.3 sq m

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		69	78
(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	

Floor plan produced in accordance with RICS Property Measurement 2nd Edition, Incorporating International Property Measurement Standards (IPMS2 Residential). © rnichecom 2025. Produced for Sparks Ellison. REF: 1384854

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