



sparks ellison

8 Kingsway, Chandler's Ford, SO53 2FE

£500,000

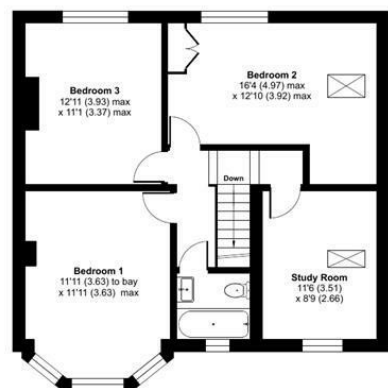
Located on lower Kingsway, Chandler's Ford, this stunning 1930s semi-detached family home has been thoughtfully extended and refurbished by its current owners, creating a perfect blend of classic charm and modern living. The property boasts an impressive open plan kitchen and dining area, ideal for family gatherings and entertaining guests. The snug and sitting room provide additional spaces for relaxation, ensuring that every member of the family has their own retreat. This delightful home features three spacious double bedrooms, along with a useful study and bathroom on the first floor, making it perfect for families of all sizes. The ground floor shower room also adds convenience to daily routines, catering to the needs of a busy household. Outside, you will find a large garage, providing ample storage or potential for conversion or a workshop. The wonderful 69' south-west facing garden is a true highlight, offering a serene outdoor space for children to play, gardening enthusiasts to thrive, or simply for enjoying the sunshine. Situated in a convenient central location, this property is within walking distance to local shops, schools, and bus services, making it an ideal choice for families seeking both comfort and accessibility. This home is not just a property; it is a lifestyle waiting to be embraced. Don't miss the opportunity to make this exquisite house your new family home.

ACCOMMODATION	
Ground Floor	
Open Entrance Porch: Front door to:-	
Reception Hall: Stairs to first floor with useful storage cupboards under, wooden floor.	
Sitting Room: 15'2" x 11'11" (4.62m x 3.64m) Bay window ,chimney breast with inset log burner.	
Kitchen/Dining Room: 13'10" x 10'11" (4.21m x 3.33m) The kitchen area has been fitted with a range of units with quartz worktops over, electric oven, electric oven/microwave, induction hob with extractor hood over, integrated dishwasher. Open plan to the dining room.	
Dining Room: 17'2" x 11'6" (5.23m x 3.51m) The dining room affords plenty of space for table and chairs and sofa with part vaulted ceiling and three Velux windows and sliding double doors to rear garden, wooden flooring throughout.	
Snug: 11'1" x 9'3" (3.38m x 2.82m) Sliding door to rear garden, wooden floor, skylight, door to garage.	
Shower Room/Utility Room: Suite comprising corner shower cubicle with glazed screen, wash basin, WC, work surface area with integrated fridge and freezer under and space and plumbing for washing machine.	
First Floor	
Landing: Hatch to loft space.	
Bedroom 1: 11'11" x 11'11" (3.63m x 3.63m) Bay window, fitted wardrobes.	
Bedroom 2: 16'4" x 12'10" (4.97m x 3.92m) Airing cupboard.	
Bedroom 3: 12'11" x 11'1" (3.93m x 2.82m)	
Study Room: 11'6" x 8'9" (3.51m x 2.66m) Please note restricted ceiling height	
Bathroom: Suite comprising bath with mixer tap, wash basin with cupboard under, WC.	
OUTSIDE	
Front: To the front of the property is a gravel driveway affording parking for two vehicles with adjacent lawned area, enclosed by hedging.	
Rear Garden: The rear garden is a particularly attractive feature of the property measuring approximately 69' x 30'9" enjoying a pleasant south westerly aspect. Adjoining the property is a patio with glass balustrade and steps down to a lawned area surrounded by well stocked borders enclosed by fencing, feature brick built pizza oven, garden shed.	
Garage: 25'7" x 9'4" (7.80m x 2.85m) Electric door to the front, light and power, boiler, door to snug.	
OTHER INFORMATION	
Tenure: Freehold	
Approximate Age: 1939	
Approximate Area: 1783sqft/165.5sqm (Including garage)	
Sellers Position: Looking for forward purchase. Possibility of no forward chain	
Heating: Gas central heating	
Windows: UPVC, Wooden Velux windows, Aluminium rear doors to garden	
Loft Space: Partially boarded with ladder and light connected	
Infant/Junior School: Chandlers Ford infant School / Merdon Junior School	
Secondary School: Toynbee Secondary School	
Local Council: Eastleigh Borough Council 02380 688000	
Council Tax: Band D	
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.	

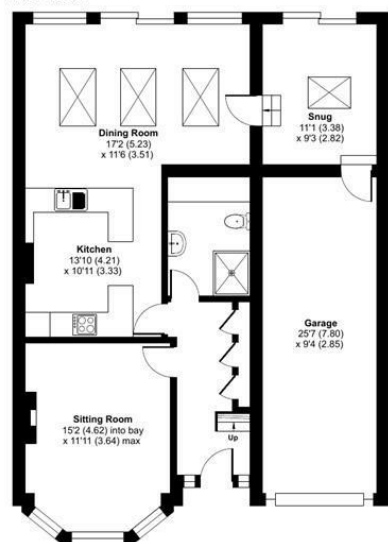


Ground Floor = 810 sq ft / 75.2 sq m
 First Floor = 741 sq ft / 68.8 sq m
 Garage = 232 sq ft / 21.5 sq m
 Total = 1783 sq ft / 165.5 sq m

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	

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.



