



sparks ellison

# 26 Monmouth Close, Chandler's Ford, SO53 4SY

£335,000

A modern two-bedroom semi-detached bungalow situated in a sought-after cul-de-sac within the Valley Park development. The location offers excellent local amenities including a Tesco Local, health practices, public house, schools, Knightwood Leisure Centre, and numerous woodland walks.

The bungalow provides well-proportioned accommodation, enhanced by a conservatory, and benefits from an enclosed rear garden, driveway parking, and a garage. The property is offered for sale with no onward chain.

## ACCOMMODATION

### Entrance Hall:

### Sitting Room:

17'8" x 10'3" (5.38m x 3.12m)

### Kitchen:

9'1" x 7'2" (2.77m x 2.18m) Built in oven, built in gas hob, fitted extractor hood, space and plumbing for washing machine, space for side-by-side fridge freezer.

### Conservatory:

15' x 7'11" (4.57m x 2.41m)

### Bedroom 1:

14'8" x 9'1" (4.47m x 2.77m)

### Bedroom 2:

8'4" x 7' (2.54m x 2.13m) Built-in cupboard, built-in wardrobe.

### Bathroom:

7'2" x 5'9" (2.18m x 1.75m) Comprising walk in shower, wash hand basin, wc.

## OUTSIDE

### Front:

Area laid to lawn, planted beds, pathway to front door and side access to rear garden.

### Rear Garden:

Measures approximately 22' x 12' and comprises paved patio area, area laid to lawn, planted beds, outside tap.

### Garage:

17'5" x 8'2" (5.31m x 2.49m) With up and over door, power and light. There is also a driveway providing off-road parking.

## OTHER INFORMATION

### Tenure:

Freehold

### Approximate Age:

1980's

### Approximate Area:

65.7sqm/707sqft

### Sellers Position:

No forward chain

### Heating:

Gas central heating

### Windows:

UPVC double glazing

### Infant/Junior School:

St Francis Primary School

### Secondary School:

Toynbee Secondary School

### Local Council:

Eastleigh Borough Council - 02380 688000

### Council Tax:

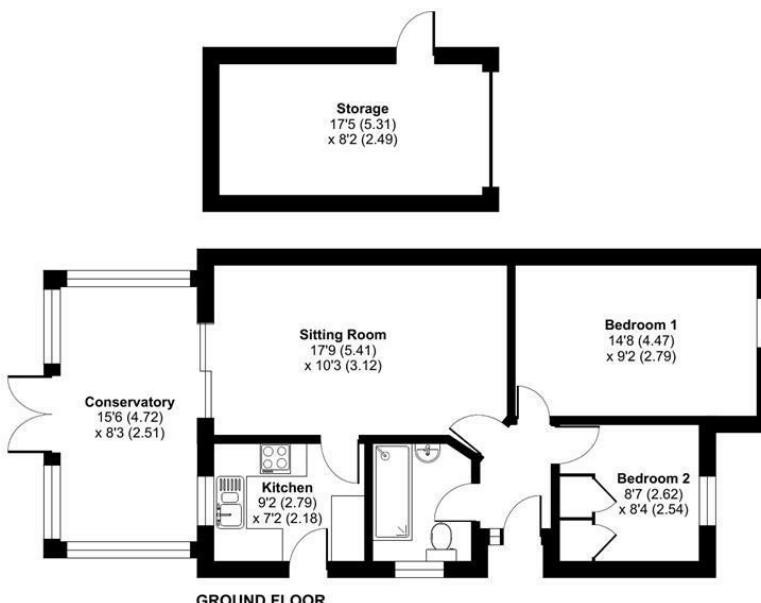
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### Agents Note:

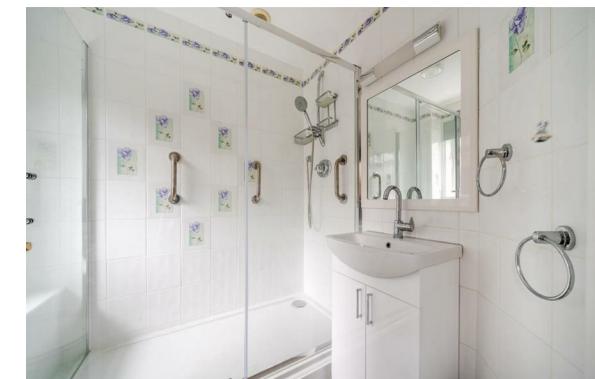
If you have an offer accepted on a property we will need to, by law, conduct Anti Money Laundering Checks. There is a charge of £60 including vat for these checks regardless of the number of buyers involved.



Ground Floor = 697 sq ft / 64.7sq m  
 Storage = 142 sq ft / 13.2 sq m  
 Total = 849 sq ft / 78.9 sq m  
 For identification only - Not to scale



Floor plan produced in accordance with RICS Property Measurement 2nd Edition, Incorporating International Property Measurement Standards (IPMS2 Residential). ©nichicom 2026. Produced for Sparks Ellison. REF: 1394167



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		87
(81-91) B		
(69-80) C	71	
(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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