



sparks ellison

54 The Crossways, Chandler's Ford, SO53 3BU

£365,000

Located in a popular quiet cul-de-sac on the southern side of Chandler's Ford, this delightful three-bedroom semi-detached house offers a perfect blend of comfort and convenience. The property is well presented throughout, making it an ideal choice for families or those seeking a peaceful retreat. Upon entering, you are welcomed into a spacious sitting room that provides a warm and inviting atmosphere, perfect for relaxation or entertaining guests. The kitchen and dining room are thoughtfully designed, leading seamlessly into a charming conservatory that overlooks the rear garden, allowing for an abundance of natural light and a lovely view of the outdoor space. The first floor comprises three well-proportioned bedrooms, providing ample space for family or guests. The master bedroom benefits from an en-suite, ensuring privacy and convenience, while a well-appointed bathroom serves the other two bedrooms. Additionally, the property features a downstairs cloakroom, enhancing the practicality of the home. Parking is a breeze with space for two cars at the front, making it easy for residents and visitors alike. This semi-detached house is situated in a desirable area with local amenities and excellent transport links nearby. Whether you are looking to settle down or invest, this property is a wonderful opportunity not to be missed.

ACCOMMODATION

Ground Floor

Entrance Hall:

Cloakroom:

White suite with chrome fitments comprising wash hand basin, w.c.

Sitting Room:

17'7" x 14'8" (5.37m x 4.46m) Stairs to first floor.

Kitchen/Breakfast Room:

14'7" x 9'1" (4.45m x 2.76m) Range of units, built in oven, built in four ring gas hob, integrated extractor hood, space and plumbing for washing machine, space and plumbing for dishwasher, space for fridge freezer, space for table and chairs, boiler in cupboard, understairs storage cupboard.

Conservatory:

14'11" x 10'10" (4.55m x 3.30m) Door to rear garden.

First Floor

Landing:

Access to loft space, built in airing cupboard.

Bedroom 1:

13'9"max x 8'6"max (4.20m x 2.58m)

En-Suite:

White suite with chrome fitments comprising shower in cubicle, wash hand basin, w.c.

Bedroom 2:

10'5" x 8'8" (3.18m x 2.63m)

Bedroom 3:

8'9" x 5'10" (2.66m x 1.78m)

Bathroom:

White suite with chrome fitments comprising bath with shower over, wash hand basin with cupboard under, w.c.

OUTSIDE

Front:

Side pedestrian access to rear garden, driveway providing off road parking for approximately two vehicles, area laid to lawn.

Rear Garden:

Measures approximately 22' x 21' from conservatory and comprises area laid to timber deck, area laid to lawn, further area laid to timber deck, garden shed with power and entry to front and rear.

Agents Note:

The Crossways is a private road and as such the residents contribute approximately £196 Per annum (26/27) for its upkeep.

OTHER INFORMATION

Tenure:

Freehold

Approximate Age:

2006

Approximate Area:

995sqft/92.3sqm

Sellers Position:

Found property to purchase

Heating:

Gas central heating

Windows:

UPVC double glazing

Loft Space:

Partially board with ladder and light connected

Infant/Junior School:

Fryern Infant/Junior School

Secondary School:

Toynbee Secondary School

Local Council:

Eastleigh Borough Council - 02380 688000

Council Tax:

Band D

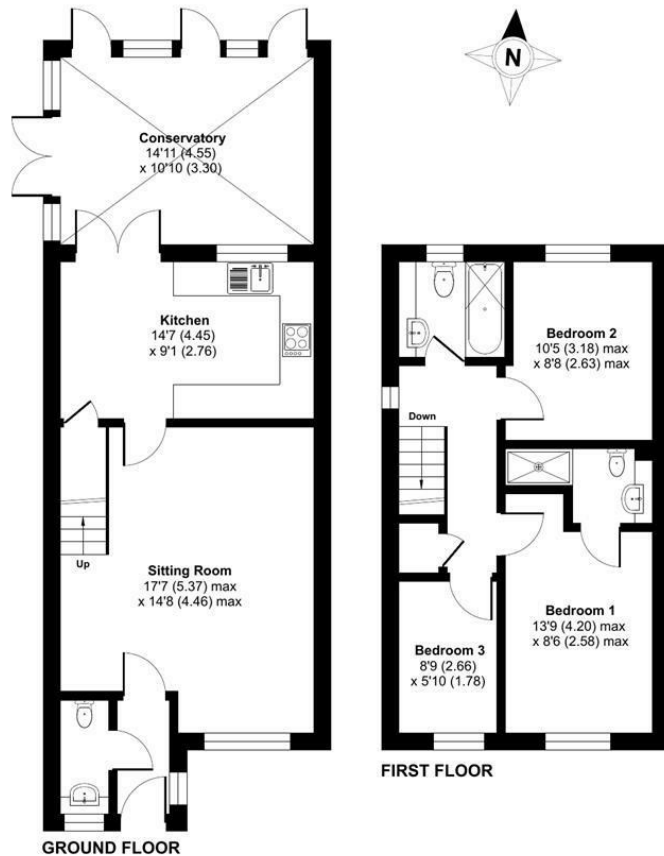
Agents Note:

There is a payment of approximate £300 per annum for the upkeep of the private road.

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 £20 + vat per person for these checks.

Ground Floor = 598 sq ft / 55.5 sq m
 First Floor = 397 sq ft / 36.8 sq m
 Total = 995 sq ft / 92.3 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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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.



