



262 Leigh Road, Chandler's Ford, SO53 3AW

OIEO £475,000

A fantastic opportunity to purchase a superb three bedroom family home located just a short distance to the motorway junction. Enjoying some superb features such as ample parking, a large rear garden, a , Eastleigh and Chandler's Ford railway Stations, the Number 1 bus route on Bournemouth road and the amazing kitchen/dining/sitting room, which is undoubtedly the heart of the home and where the family spends the majority of their time.

ACCOMMODATION

Ground Floor

Entrance Hall:

Understairs cupboard

Sitting Room/Bedroom 4:

13'6" x 11'0" (4.11m x 3.35m)

Dining Room:

12'6" x 11'0" (3.80m x 3.35m) Log burner and underfloor heating.

Bathroom/Utility

Modern suite comprising wash basin, WC, bath with shower overhead, and extractor fan. Range of units encasing utilities.

Kitchen/Dining/Family Room

Family Room: 16'10" x 16'10" (5.14m x 5.13m) Kitchen area: 15'11" x 9'10" (4.84m x 3.00m) Modern kitchen with a range of units, integrated sink and dishwasher, fitted double fridge, breakfast bar and access to the side of the property. Large sitting/dining space with double doors leading into the rear garden. Underfloor heating throughout.

First Floor

Landing:

Access to loft space.

Bedroom 1:

12'7" x 10'1" (3.83m x 3.07m)

Bedroom 2:

11'0" x 10'0" (3.35m x 3.05m) Built in wardrobe.

Bedroom 3:

9'5" x 9'0" (2.86m x 2.74m)

Bathroom:

Wash basin with cupboard under, WC bath, extractor fan and cupboard housing boiler.

Outside

Front:

Driveway parking for three vehicles

Rear

Rear garden measuring approximately 28'9" x 65'0". Adjoining the property is a patioed area leading to steps up to an area laid to lawn.

OTHER INFORMATION

Tenure:

Freehold

Approximate Age:

1940

Approximate Area:

1412 sq ft / 131.1 sq m

Sellers Position:

Purchasing a new build property

Heating:

Gas central heating, underfloor heating in the kitchen/family room

Windows:

UPVC double glazing

Loft Space:

Partially boarded, ladder connected

Infant/Junior School:

Fryern Infant School / Fryern Junior School

Secondary School:

The Toynbee School

Local Council:

Eastleigh Borough Council - 02380 688000

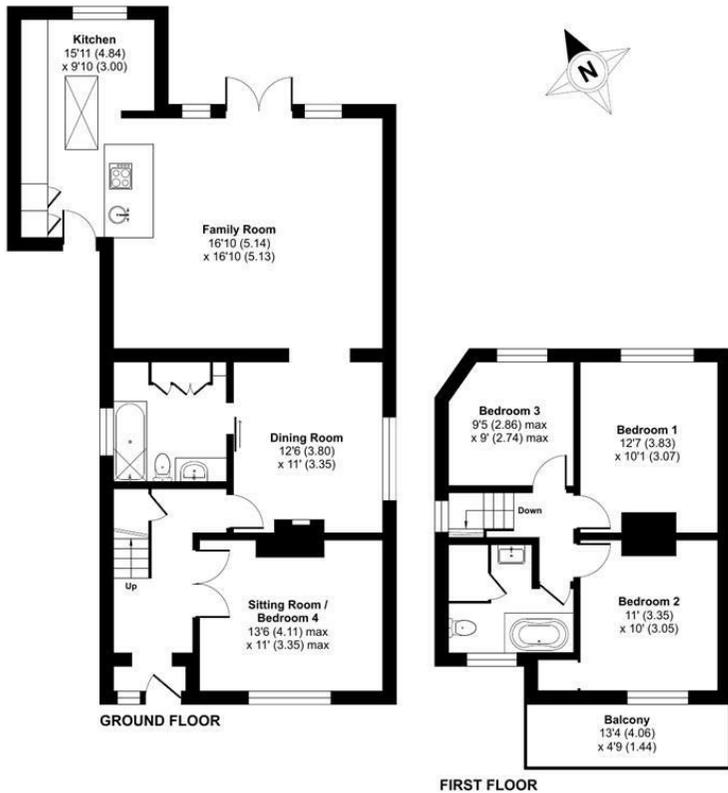
Council Tax:

Band D

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 = 958 sq ft / 89 sq m
 First Floor = 454 sq ft / 42.1 sq m
 Total = 1412 sq ft / 131.1 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		80
(55-68)	D	62	
(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). © ritchecom 2026. Produced for Sparks Ellison. REF: 1417418.

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