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92 Hursley Road, Chandlers Ford, SO53 1JB

£650,000

Located off Hursley Road on a service road in the heart of Chandlers Ford, this magnificent semi-detached house, built in 1950, presents a wonderful opportunity for families seeking a spacious and stylish home. The property boasts an elegant facade that sets the tone for the captivating interiors within. Upon entering, you will be greeted by an impressive open plan re-fitted kitchen, dining, and living room, which is perfect for both entertaining and everyday family life. The bi-fold doors seamlessly connect this space to the stunning 102-foot rear garden, which enjoys a delightful westerly aspect, making it an ideal spot for enjoying the afternoon and evening sun. Additionally, the garden features an outdoor office, providing a perfect solution for those who work from home. The house offers two more well-appointed reception rooms, including a comfortable sitting room and a snug that can easily serve as a study. With four generously sized bedrooms, this property ensures ample space for family members or guests. The master bedroom benefits from an en-suite bathroom, while a further family bathroom serves the remaining bedrooms. Conveniently located, this home is within easy reach of local amenities, making it an excellent choice for those who value accessibility. The current owners extended the property in 2019 to provide substantial accommodation, blending modern living with classic charm. This home is not just a place to live; it is a lifestyle waiting to be embraced.

ACCOMMODQATION	
Ground Floor	Front: To the front of the property is a brick paved driveway, and adjacent lawn enclosed by low level walling. A driveway to the side leads to the garage and rear garden.
Reception Hall: Part wooden and part tiled floor, stairs to first floor with cupboard under.	Rear Garden: The rear garden is a particularly outstanding feature of the property measuring approximately 102' in length and enjoying a pleasant westerly aspect. Adjoining the property is a generous patio ideal for outside entertaining leading onto a good sized lawned area surrounded by well stocked borders and enclosed by hedging and fencing.
Sitting Room: 13'10" x 10'11" (4.23m x 3.33m) Chimney breast.	Garage: Light and power.
Snug/Study: 8'8" x 8'3" (2.64m x 2.52m) Wooden floor.	Office/Study: Light and power, electric heating, wooden floor, door to rear garden.
Kitchen/Dining/Living Room: 23'4" x 20'1" (7.12m x 6.12m) This magnificent space to the rear of the house provides a wonderful area for the family to enjoy. The kitchen area has been comprehensively re-fitted in a range of attractive grey and navy shaker style units with quartz worktops over to incorporate an island unit and wooden breakfast bar, Rangemaster electric double oven and gas hob with extractor hood over, display cupboard with lighting, Butler sink, space for American style fridge/freezer. The sitting area provides ample space for sofas and a dining area provides space for table and chairs, two sets of bi-fold doors overlook and lead to the garden with a part vaulted ceiling and four velux windows allowing for plenty of light, tiled floor throughout and part under floor heating.	OTHER INFORMATION
Utility Room: 8'10" x 7'10" (2.69m x 2.39m) Space and plumbing for appliances, storage cupboards.	Tenure: Freehold
Cloakroom: Wash basin, WC, tiled floor.	Approximate Age: 1950's
First Floor	Approximate Area: 1844sqft/171sqm
Landing: Hatch to loft space, shelved cupboard.	Sellers Position: Looking for forward purchase
Bedroom 1: 11'8" x 11'1" (2.56m x 3.38m) Two double wardrobes.	Heating: Gas central heating, underfloor heating in the newest part of the kitchen extension
En-Suite Shower Room: Suite comprising corner shower cubicle with glazed screen, wash basin with cupboard under, WC, tiled floor.	Windows: UPVC double glazing
Bedroom 2: 13'10" x 11'11" (4.22m x 3.63m)	Loft Space: Partially boarded with light connected
Bedroom 3: 11'10" x 9' (3.61m x 2.74m)	Infant/Junior School: Chandlers Ford Infant School/Merdon Junior School
Bedroom 4: 9' x 8'8" (2.74m x 2.63m)	Secondary School: Thornden Secondary School
Bathroom: Suite comprising bath with mixer tap, separate shower unit over and glazed screen, two wash basins with cupboard under, WC, tiled floor.	Local Council: Eastleigh Borough Council - 02380 688000
OUTSIDE	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 = 905 sq ft / 84 sq m
 First Floor = 712 sq ft / 66.1 sq m
 Garage = 86 sq ft / 7.9 sq m
 Outbuilding = 141 sq ft / 13 sq m
 Total = 1844 sq ft / 171 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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