



sparky ellison

8 Basing Way, Chandler's Ford, SO53 3PG

£395,000

Located in the sought after cul-de-sac of Basing Way, Chandler's Ford, this semi-detached house is a delightful home presented to an exceptional standard both inside and out. The property has been thoughtfully extended on the ground floor, creating a spacious sitting room that invites relaxation, alongside a generous dining room perfect for entertaining. The well-appointed kitchen and convenient cloakroom add to the functionality of this lovely home. Upstairs, you will find three comfortable bedrooms, providing ample space for family living, along with a well-designed bathroom. The property boasts an extended driveway and a garage, ensuring plenty of parking and storage options. The pleasant rear garden offers a serene outdoor space, ideal for enjoying sunny afternoons or hosting gatherings. Situated on the edge of Valley Park, this home is within walking distance to St Francis School, as well as local shops and amenities in Pilgrims Close. This prime location combines the peace of suburban living with easy access to essential services, making it an ideal choice for families and professionals alike. In summary, this exceptional property offers a perfect blend of space, quality, comfort, and convenience, making it a must-see for anyone seeking a delightful home in Chandler's Ford.

ACCOMMODATION

Ground Floor

Reception hall:

Cloakroom:
Suite comprising sink unit with cupboard under, WC.

Sitting room:
14'4" x 12'7" (4.38m x 3.83m) Bow window with fitted shutters.

Dining room:
15'11" x 10'4" (4.86m x 32.15m) Under stairs storage cupboard.

Kitchen:
10'11" x 7'7" (3.33m x 2.32m) Range of units, space and plumbing for appliances, door to outside.

First Floor

Landing:
Airing cupboard.

Bedroom 1:
15'1" x 9'1" (4.61m x 2.78m) Freestanding wardrobe (to remain).

Bedroom 2:
10'1" x 9'1" (3.07m x 2.77m)

Bedroom 3:
9'7" x 7'3" (2.91m x 2.21m) Built in wardrobe.

Bathroom:
Suite comprising bath with shower unit over and glazed screen, wash basin, WC, tiled walls.

OUTSIDE

Front:
To the front of the property is an extended driveway providing parking for several vehicles with side access to rear garden.

Rear:
The rear garden measures approximately 36'6" x 29'6". The garden pleasantly landscaped with a patio area, lawned area, flower and shrub borders, enclosed by fencing.

Garage:
18'2" x 8'4" (5.54m x 2.53m) Light, power and boiler

OTHER INFORMATION

Tenure:
Freehold

Approximate Age:
1986

Approximate Area:
1057 sq ft / 98 sq m

Sellers Position:
Looking for a forward purchase

Heating:
Gas central heating

Windows:
UPVC double glazing

Infant/Junior School:
St Francis C of E Primary School

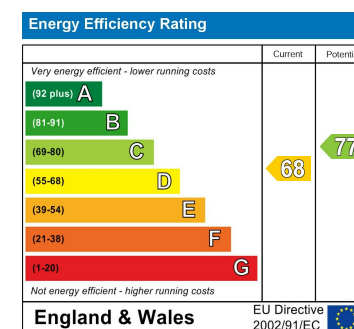
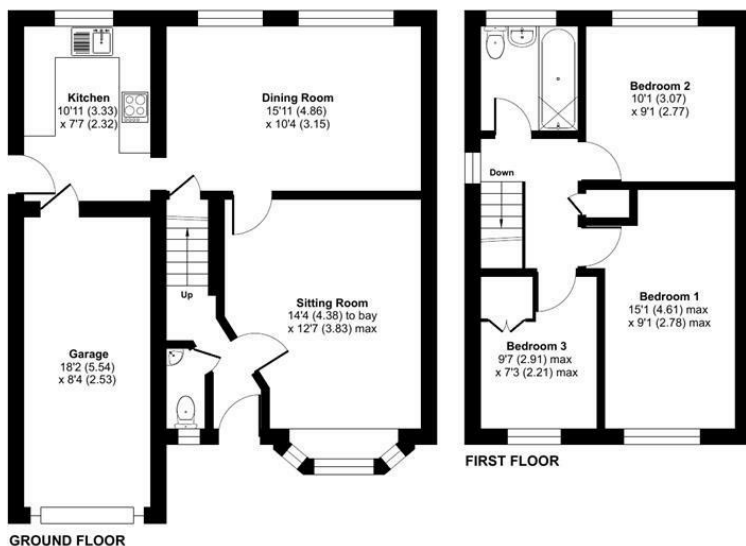
Secondary School:
The Toynbee School

Local Council:
Test Valley Borough Council - 01264 368000

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 = 511 sq ft / 47.4 sq m
 First Floor = 402 sq ft / 37.3 sq m
 Garage = 144 sq ft / 13.3 sq m
 Total = 1057 sq ft / 98 sq m
 For identification only - Not to scale



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.



