



sparks ellison

# 19 Symonds Close, Chandler's Ford, SO53 3TP

£495,000

Located in the quiet cul-de-sac of Symonds Close, Chandler's Ford, this charming detached house, built in 1992, offers a perfect blend of comfort and convenience. With no forward chain, this property is ready for you to make it your own. The house boasts two spacious reception rooms, providing ample space for both relaxation and entertaining. The well-appointed kitchen/breakfast room is ideal for family meals, and the adjoining utility room adds practicality to daily living. With four bedrooms, including a master suite with an en-suite bathroom, this home is perfect for families or those seeking extra space. The property features a well-maintained rear garden, ideal for outdoor activities or simply enjoying the fresh air. The double-width driveway and garage provide convenient parking options, ensuring that you and your guests will never be short of space. Situated at the southern end of Chandler's Ford, this home benefits from easy access to local amenities, making daily errands a breeze. The open green area with mature trees opposite the property offers a pleasant outlook, enhancing the overall appeal of this lovely home. In summary, this well-presented detached house in Chandler's Ford is a wonderful opportunity for those seeking a spacious family home in a friendly community. Don't miss your chance to view this delightful property.

## ACCOMMODATION

Ground Floor

### Reception hall:

Stairs to first floor.

### Cloakroom:

Wash basin, WC.

### Sitting room:

18'3" x 11'3" (5.57m x 3.43m) Fireplace with gas coal effect fire, bay window.

### Dining room:

11'3" x 9'11" (3.43m x 3.02m) Patio doors to rear garden.

### Kitchen/breakfast room:

14'2" x 9'11" (4.31m x 3.02m) Comprehensive range of units, electric double oven, gas hob with extractor hood over, integrated fridge and freezer, space for bistro table and chairs.

### Utility room:

Storage cupboards, sink unit, space and plumbing for washing machine, boiler, door to side path.

## First Floor

### Landing:

Hatch to loft space, airing cupboard.

### Bedroom 1:

17'5" x 10'9" (5.32m x 3.27m) Fitted wardrobes.

### En-suite:

Suite comprising shower cubicle, wash basin with cupboard under, WC.

### Bedroom 2:

12'4" x 9'11" (3.75m x 3.02m)

### Bedroom 3:

9'0" x 8'0" (2.75m x 2.43m)

### Bedroom 4:

9'0" x 7'7" (2.74m x 2.31m)

### Bathroom:

Suite comprising bath with mixer tap and shower attachment, wash basin, WC.

## OUTSIDE

### Front:

To the front of the property is a double width driveway affording off street parking with adjacent gravelled and paved area, side path and gate to rear garden.

### Rear garden:

Approximately 34'6" x 32'. The garden has been attractively landscaped with paved areas, ideal for outside entertaining, lawned area and chip barked borders, enclosed by fencing.

### Garage:

16'0" x 8'2" (4.87m x 2.50m) Light and power.

## OTHER INFORMATION

### Tenure:

Freehold

### Approximate Age:

1992

### Approximate Area:

1356 sq ft / 125.9 sq m

### Sellers Position:

No forward chain

### Heating:

Gas central heating

### Windows:

UPVC Double glazing

### Infant/Junior School:

Fryern Infant School / Fryern Junior School

### Secondary School:

The Toynbee School

### Local Council:

Eastleigh Borough Council - 02380 688000

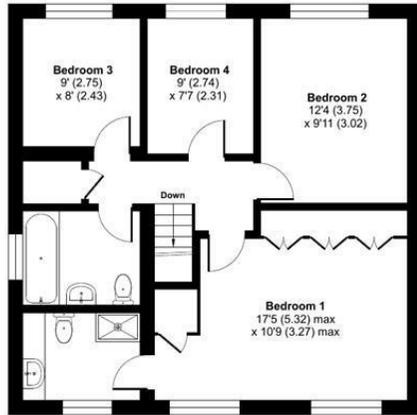
### Council Tax:

Band E

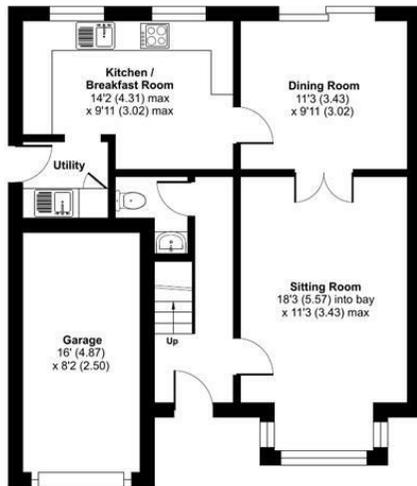
### Agents Note:

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 = 1230 sq ft / 114.2 sq m  
 Garage = 126 sq ft / 11.7 sq m  
 Total = 1356 sq ft / 125.9 sq m  
 For identification only - Not to scale



FIRST FLOOR



GROUND FLOOR



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) <b>A</b>			
(81-91) <b>B</b>			
(69-80) <b>C</b>		70	76
(55-68) <b>D</b>			
(39-54) <b>E</b>			
(21-38) <b>F</b>			
(1-20) <b>G</b>			
Not energy efficient - higher running costs			
<b>England &amp; Wales</b>		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: 1423267

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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.



