



47 Maytree Road, Chandler's Ford, SO53 5RT

£450,000

Located in the highly sought-after Hiltingbury area of Chandler's Ford, this stunning semi-detached house on Maytree Road offers a perfect blend of modern living and space and is offered for sale with no forward chain. The property boasts an impressive presentation, featuring a beautifully extended re-fitted kitchen that is sure to impress. Upon entering the hallway, you are welcomed into a spacious 23' 5" sitting room with Jetmaster fire, ideal for both relaxation and entertaining. The ground floor also includes an additional room, providing flexibility for a home office or an extra bedroom, catering to the needs of family life. Upstairs, you will find three generously sized bedrooms, each offering ample space and comfort, along with a well-appointed bathroom. The property is complemented by a generous driveway and a garage, ensuring plenty of parking and storage options. Location is key, and this home is conveniently situated within walking distance to local shops, the highly regarded Hiltingbury School, and the community centre, making it an ideal choice for families. Furthermore, with easy access to the M3, commuting to nearby cities is a breeze. This property is a rare find in a desirable location, perfect for those seeking a family home with modern amenities and a welcoming community atmosphere.

ACCOMMODATION

Ground Floor

Reception hall:

Stairs to first floor with two cupboards under.

Cloakroom:

Suite comprising wash basin, WC.

Sitting/dining room:

23'4" x 11'9" (7.12m x 3.59m) Feature fireplace with Jetmaster wood burning open fire, door to rear garden, dual aspect windows.

Study/Bedroom 4:

16'3" x 5'10" (4.96m x 1.77m) Dual aspect windows.

Kitchen/breakfast room:

17'3" x 8'6" (5.27m x 2.60m) Refitted range of white gloss units and quartz worktops incorporating a breakfast bar, integrated oven and combination oven/microwave, gas hob with extract hood over, integrated fridge freezer, dishwasher, washing machine and wine cooler. Cupboard housing boiler, door to rear garden.

First Floor

Landing:

Airing cupboard

Bedroom 1:

14'0" x 11'10" (4.27m x 3.61m)

Bedroom 2:

11'9" x 9'1" (3.59m x 2.76m)

Bedroom 3:

8'8" x 6'8" (2.65m x 2.04m) Built in wardrobe.

Bathroom:

Suite comprising bath with electric shower unit over, wash basin, WC, storage cupboards

OUTSIDE

Front:

A gravel driveway affords off street parking for two vehicles with adjacent lawned area and well stocked borders and hedging, side access to rear garden.

Rear:

Approximate measurement of 33" x 28". A generous L-shaped patio adjoins the rear of the property, ideal for outside entertaining leading onto a lawned area enclosed by fencing.

Garage:

16'10" x 8'0" (5.14m x 2.45m) Light and power. Door to rear garden.

OTHER INFORMATION

Tenure:

Freehold

Approximate Age:

1965

Approximate Area:

1282 sq ft / 119 m sq

Sellers Position:

No forward chain

Heating:

Gas central heating

Windows:

UPVC Double glazing

Infant/Junior School:

Hiltingbury Infant School / Hiltingbury Junior School

Secondary School:

Thornden School

Local Council:

Eastleigh Borough Council - 02380 688000

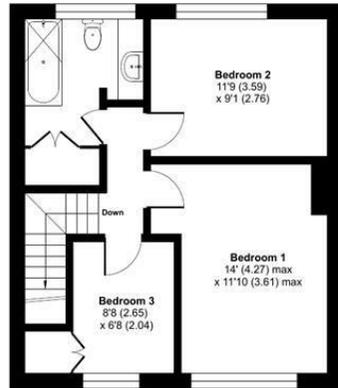
Council Tax:

Band D

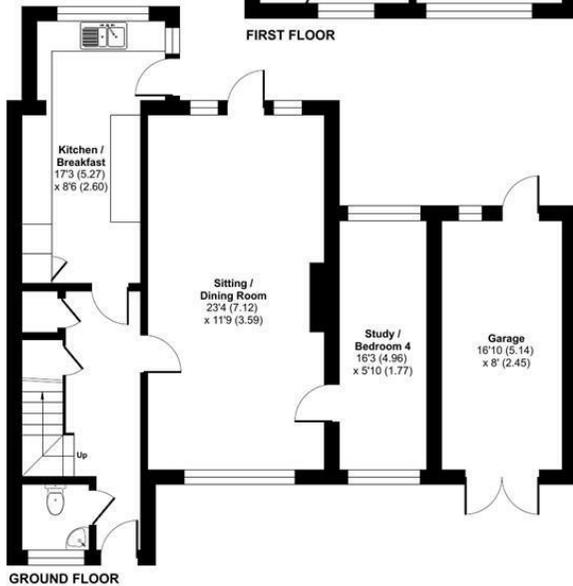
Agents Note:

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 = 1150 sq ft / 106.8 sq m
 Garage = 132 sq ft / 12.2 sq m
 Total = 1282 sq ft / 119 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)	A		
(81-91)	B		
(69-80)	C		79
(55-68)	D	64	
(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). © ritchicom 2026. Produced for Sparks Ellison. REF: 1415677

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