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17 Merrick Way, Chandler's Ford, SO53 4QT £525,000

Located in the highly sought-after cul-de-sac of Merrick Way, Valley Park, this charming detached house offers a perfect blend of comfort and convenience. Built in 1988, the property boasts a spacious layout with two inviting reception rooms, ideal for both relaxation and entertaining. The first floor features four well-proportioned bedrooms, including a master suite with an en-suite bathroom, ensuring privacy and comfort for the whole family. Additionally, there is a family bathroom conveniently located to serve the other bedrooms. On the ground floor, the sitting room and dining room provide ample space for gatherings, while the kitchen and utility room enhance functionality for daily living. The property also benefits from a generous driveway and a double garage, offering plenty of parking and storage options. There is potential to extend, allowing you to tailor the home to your specific needs. Valley Park is renowned for its local shops and amenities, making everyday errands a breeze. For those who enjoy the outdoors, the area is surrounded by beautiful woodland walks and parks, perfect for leisurely strolls or family outings. This delightful home in Valley Park presents an excellent opportunity for families seeking a peaceful yet vibrant community. With its desirable location and spacious living areas, it is sure to attract interest from discerning buyers. Don’t miss the chance to make this wonderful property your own.

ACCOMMODATION

Ground Floor:

Reception Hall:
Stairs to first floor with cupboard under.

Cloakroom:
Wash basin, WC.

Sitting Room:
19'5" x 10'8" (5.91m x 3.26m) Open fireplace with adjacent gas pipe.

Dining Room:
10'9" x 10'4" (3.27m x 3.15m) Patio doors to rear garden.

Kitchen:
10'8" x 8'1" (3.25m x 2.72m) Range of units, electric oven, gas hob, space and plumbing for dishwasher, space for table and chairs, tiled floor, utility room, space and plumbing for appliances, boiler, tiled floor, door to outside.

First Floor:

Landing:
Hatch to loft space, airing cupboard.

Bedroom 1:
10'9" x 9'3" (3.27m x 2.83m) Built in wardrobes.

En-Suite Shower Room:
Suite comprising shower cubicle, wash basin, WC.

Bedroom 2:
10'11" x 8'6" (3.33m x 2.59m) Built in wardrobe.

Bedroom 3:
13'6" x 6'4" (4.12m x 1.94m) Built in wardrobe.

Bedroom 4:
10'11" x 7'5" (3.33m x 2.26m) Built in slim line wardrobe.

Bathroom:
Suite comprising bath with mixer tap and shower attachment, wash basin with cupboard under, WC, tiled walls.

OUTSIDE

Front:
Generous driveway affording off street parking for several vehicles with side access to rear garden.

Rear Garden:
An attractive feature of the property measuring approximately 52' x 35'. A patio adjoins the house leading onto a lawned area surrounded by flower and shrub borders and enclosed by fencing.

Double Garage:
Electric roller door to the front, light and power, door to rear garden.

OTHER INFORMATION

Tenure:
Freehold

Approximate Age:
1988

Approximate Area:
1539sqft/142.8sqm

Sellers Position:
No forward chain

Heating:
Gas central heating

Windows:
UPVC double glazing

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

Secondary School:
Thornden Secondary School

Local Council:
Test Valley Borough Council

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 = 633sq ft / 58.8 sq m
First Floor = 553 sq ft / 51.3 sq m
Garage = 353 sq ft / 32.7 sq m
Total = 1539 sq ft / 142.8 sq m
For identification only - Not to scale



Floor plan produced in accordance with RICS Property Measurement 2nd Edition, Incorporating International Property Measurement Standards (IPMS2 Residential). ©nichecom 2025. Produced for Sparks Ellison. REF: 1380486

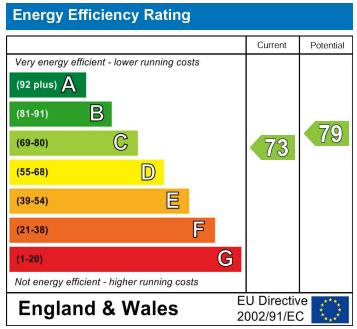












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The Property Ombudsman
NAEA National Association of Estate Agents

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