



# 8 Westmorland Way, Chandlers Ford, SO53 2LA

£335,000

Located on Westmorland Way, Chandlers Ford, and built around 1970, the property has been beautifully presented and thoughtfully extended to the rear, creating a delightful study or snug area that enhances the living space. Upon entering, you are welcomed into a spacious living room that offers a perfect setting for relaxation and entertaining. The well-fitted kitchen is both functional and inviting. The property boasts two reception rooms, providing flexible living space. With three comfortable bedrooms, this home is ideal for families or those seeking extra room. The bathroom is well-appointed, ensuring convenience for all residents. Outside, the property features a driveway that accommodates up to three cars, along with a garage for additional storage or parking needs. The central location of this home is particularly advantageous, offering easy access to local amenities, schools, and transport links.

## ACCOMMODATION

### Ground Floor

#### Entrance hall:

**Sitting/dining room:**  
24'5" x 10'11" (7.43m x 3.33m)

**Inner hallway:**  
Stairs to first floor with cupboard under.

**Kitchen:**  
10'3" x 8'5" (3.12m x 2.57m) Fitted with a comprehensive range of units, electric double oven, electric hob with extractor hood over, two fridges, washing machine and freezer to remain, boiler.

**Study/snug:**  
13'4" x 7'1" (4.07m x 2.17m) Double doors to rear garden.

### First floor

**Landing:**  
Hatch to loft space, airing cupboard.

**Bedroom 1:**  
14'2" x 9'1" (4.32m x 2.76m) Built in cupboard.

**Bedroom 2:**  
10'10" x 8'6" (3.30m x 2.58m)

**Bedroom 3:**  
10'10" x 6'3" (3.30m x 1.90m)

**Bathroom:**  
Modern suite comprising P shaped bath with shower unit over and glazed screen, wash basin with cupboard under, tiled floor.

**Cloakroom:**  
Suite comprising WC, storage cupboard, tiled floor.

## OUTSIDE

**Front:**  
To the front of the property is a gravel and hard standing providing off street parking for approximately 3 to 4 vehicles. A path leads down to the property. The front door is flanked by gravelled areas with planting.

### Rear:

Approximately 25' x 22'7", sundeck ideal for outside entertaining leading onto an area of artificial grass, enclosed by fencing, rear gate, storage shed with power connected.

**Garage:**  
Light and power

## OTHER INFORMATION

**Tenure:**  
Freehold

**Approximate Age:**  
1970

**Approximate Area:**  
1103 sq ft / 102.3 sq m

**Sellers Position:**  
Looking for a forward purchase

**Heating:**  
Gas central heating

**Windows:**  
UPVC Double glazing

**Loft Space:**  
Partially boarded and connected light

**Infant/Junior School:**  
Fryern Infant School / Fryern Junior School

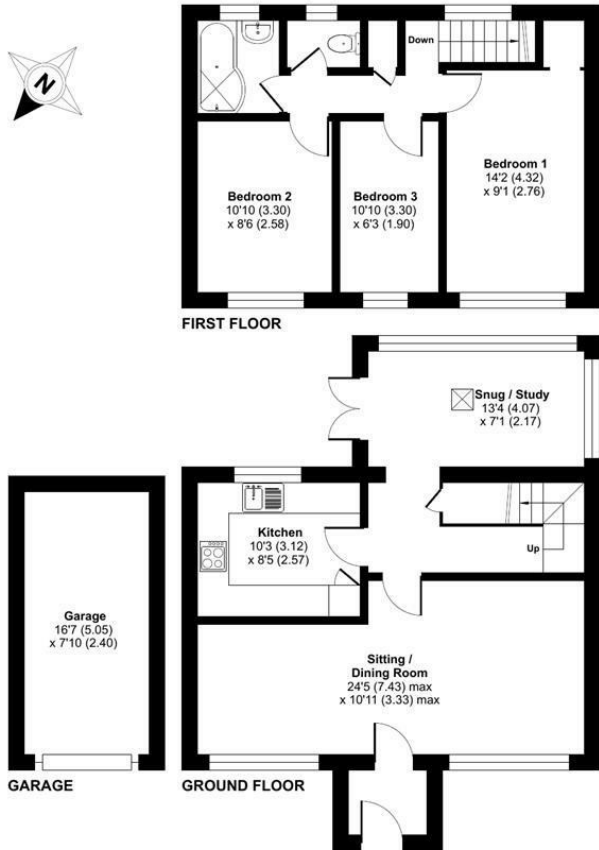
**Secondary School:**  
The Toynbee School

**Local Council:**  
Eastleigh Borough Council - 02380 688000

**Council Tax:**  
Band C

**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 = 556 sq ft / 51.6 sq m  
 First Floor = 417 sq ft / 38.7 sq m  
 Garage = 130 sq ft / 12 sq m  
 Total = 1103 sq ft / 102.3 sq m  
 For identification only - Not to scale



| 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>                            | 72                      | 79        |
| (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 |           |

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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.



