



# 85 Peverells Wood Avenue, Chandlers Ford, SO53 2NZ

£310,000

Offered with no forward chain and falling within Scantabout & Thornden catchment, this modern and well proportioned three bedroom home is close to central Chandler's Ford with all its amenities. The property benefits from three good sized bedrooms, sitting/dining area, rear garden and a garage in a block. The property appeals to a whole host of different purchasers making it perfect for first time buyers, families looking for school catchment, professionals searching for an easier commute and even investors for buy to let purposes. The property is just a short distance to the M3 & M27 motorway junctions, Eastleigh & Chandler's Ford train stations and Southampton Airport and Parkway.

## ACCOMMODATION

### GROUND FLOOR

#### Entrance Porch:

Space for hanging coats and shoe storage.

#### Sitting/Dining Room:

24'6" x 11'10" (7.47m x 3.61m) Gas fireplace, serving hatch into the kitchen.

#### Hallway:

Stairs to first floor.

#### Kitchen:

12' x 9'3" (3.65m x 2.81m) Modern kitchen with a range of units, integral hob & oven with extractor overhead, space for washing machine, space for dishwasher.

#### Conservatory:

12'6" x 7'7" (3.80m x 2.32m)

### FIRST FLOOR

#### Landing:

Airing cupboard housing modern combination boiler, access to loft space.

#### Bedroom 1:

15'2" x 9'1" (4.62m x 2.78m)

#### Bedroom 2:

11'11" x 6'7" (3.62m x 2.00m)

#### Bedroom 3:

12' x 8'4" (3.66m x 2.53m)

#### Bathroom:

Modern Bathroom comprising of bath with shower over, wash basin with cupboard under.

#### Separate WC:

WC.

#### Front:

Area laid to lawn, path to front door.

#### Rear Garden:

East facing rear garden measuring approximately 18' x 25'. Shed with gate to the rear of the property for access.

#### Garage:

Located in nearby block with communal parking.

## OTHER INFORMATION

#### Tenure:

Freehold

#### Approximate Age:

1970

#### Approximate Area:

94.3sqm/1016sqft

#### Sellers Position:

No forward chain

#### Heating:

Gas central heating

#### Windows:

UPVC double glazed windows

#### Infant/Junior School:

Scantabout Primary School

#### Secondary School:

Thornden Secondary School

#### Council Tax:

Band C

#### Local Council:

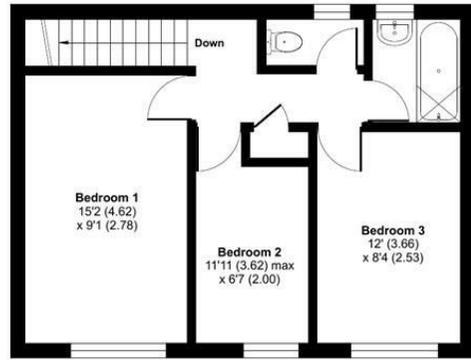
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#### Agents Note:

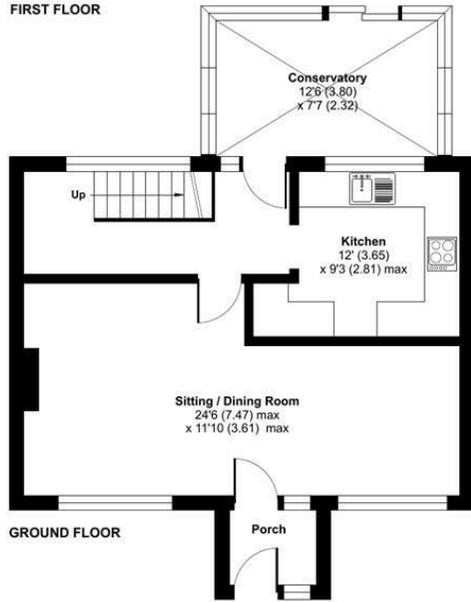
If you have an offer accepted on a property we will need to, by law, conduct Anti Money Laundering Checks. There is a charge of £60 including vat for these checks regardless of the number of buyers involved.



Ground Floor = 573 sq ft / 53.2 q m  
 First Floor = 443 sq ft / 41.1 sq m  
 Total = 1016 sq ft / 94.3 sq m  
 For identification only - Not to scale



FIRST FLOOR



GROUND FLOOR



Floor plan produced in accordance with RICS Property Measurement 2nd Edition, Incorporating International Property Measurement Standards (IPMS2 Residential). © ritchecom 2025. Produced for Sparks Ellison. REF: 1368640

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			82
(69-80) C			
(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	

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