



sparks ellison

20 Oakmount Road, Chandler's Ford, SO53 2LH

£375,000

Located in the heart of Chandler's Ford on Oakmount Road is this charming end-terrace house. With two spacious reception rooms, this property is perfect for both relaxation and entertaining. The generous kitchen and dining area provide an inviting space for family meals and gatherings, while the adjacent flexible room can be adapted to suit your needs, whether as a study or playroom. The home boasts three well-proportioned bedrooms, ensuring ample space for family or guests. The modern shower room is designed for both functionality and style, catering to the needs of a busy household. One of the standout features of this property is the impressive rear garden, measuring approximately 46' 6" x 34' 6". This outdoor space is perfect for gardening enthusiasts or for children to play, and it also offers rear vehicular access to a driveway that accommodates parking for up to three cars, a rare find in such a central location. Situated conveniently close to Fryern Arcade, Waitrose, and various bus routes, this home is ideally placed for easy access to local amenities.

ACCOMMODATION

Ground Floor

Entrance porch

Reception hall:
Stairs to the first floor

Sitting room:
11'5" x 10'6" (3.47m x 3.21m) Log burner.

Kitchen/dining room:
13'8" x 11'6" (4.16m x 3.51m) Comprehensive range of shaker style units, electric oven, gas hob with extractor hood over, integrated dishwasher, space for American style fridge freezer, space for table and chairs.

Family room:
13'9" x 6'11" (4.20m x 2.10m) Utility cupboard, under stairs cupboard.

Lobby:
Storage cupboard

Cloakroom:
Wash basin, WC

First Floor

Landing:
Hatched loft space

Bedroom 1:
13'7" x 11'7" (4.15m x 3.53m) Two built in wardrobes, dual aspect windows.

Bedroom 2:
11'7" x 10'6" (3.53m x 3.20m) Built in wardrobe which measures: 5'11" x 4'0" (1.81m x 1.23m)

Bedroom 3:
10'3" x 7'5" (3.12m x 2.26m)

Shower room:
Suite comprising corner shower cubicle with glazed screen, wash basin, WC, tiled walls and floor.

OUTSIDE

Front:
To the front of the property is a lawned area enclosed by hedging with planted borders and pathway to front door, side access to rear garden.

Rear:
An attractive feature of the property measuring approximately 46'6" x 34'6". Adjoining the property is a full width patio leading onto a lawned area, gravelled area enclosed by hedging and fencing. A pedestrian gate leads to the driveway where rear vehicular access provides off street parking for three vehicles. Brick built shed.
Cabin: A particularly useful room with space for a number of uses, light and power, double doors to the garden.

OTHER INFORMATION

Tenure:
Freehold

Approximate Age:
1950

Approximate Area:
1062 sq ft / 98.5 sq m

Sellers Position:
No forward chain

Heating:
Gas central heating

Windows:
UPVC Double glazing

Loft Space:
Partially boarded, ladder connected and light connected

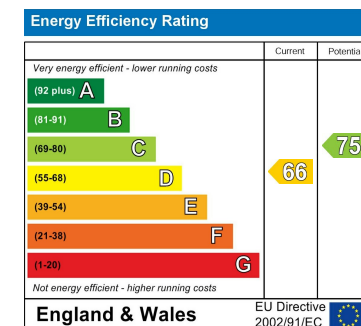
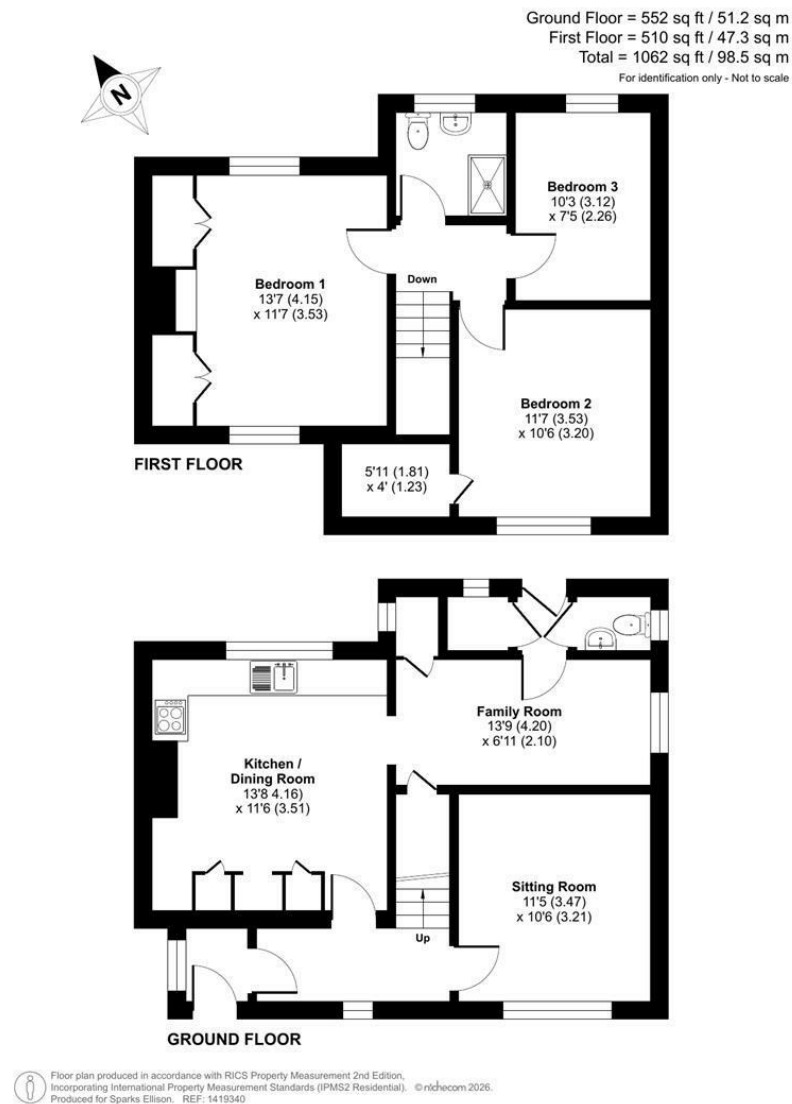
Infant/Junior School:
Fryern Infant School / Fryern Junior School

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.



94 Winchester Road, Chandler's Ford, Hampshire, SO53 2GJ

Sales: t: 02380 255333 e: property@sparksellison.co.uk

Lettings: t: 02380 018518 e: lettings@sparksellison.co.uk

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.

