



sparks ellison

# 60 Flexford Close, Chandler's Ford, SO53 5RZ

£379,950

Located in the tranquil cul-de-sac of Flexford Close, backing onto woodland, within the highly desirable Parish of Ampfield, this delightful semi-detached home offers a perfect blend of comfort and modern living. The property is well presented throughout, showcasing a modern kitchen that is both stylish and functional, alongside a re-fitted modern bathroom that adds a touch of luxury. Upon entering, you are welcomed into a spacious living room that provides an inviting atmosphere for relaxation and entertainment. Adjacent to this is the dining room, which can also serve as a study, offers versatility to suit your lifestyle needs. The layout is thoughtfully designed to maximise space and light, making it an ideal setting for family gatherings or quiet evenings at home. The property boasts three generously sized bedrooms, each providing ample space for rest and personalisation. This home is particularly appealing to families, as it falls within the catchment areas for the highly regarded Hiltingbury and Thornden schools, ensuring excellent educational opportunities for children. With its charming location and modern amenities, this semi-detached house is a wonderful opportunity for those seeking a peaceful yet connected community. Whether you are a first-time buyer or looking to settle in a family-friendly neighbourhood, this property is sure to impress. Do not miss the chance to make this lovely house your new home.

## ACCOMMODATION

### Ground Floor

#### Entrance hall:

Stairs to first floor.

#### Sitting room:

20'7" x 10'11" (6.27m x 3.33m) Picture window overlooking the rear garden, fireplace with gas coal effect fire, built in deep storage cupboard.

#### Dining room:

15'8" x 7'8" (4.77m x 2.34m)

#### Kitchen:

10'2" x 7'9" (3.10m x 2.36m) A range of modern refitted units, electric oven, induction hob with extractor hood over, integrated dishwasher, space and plumbing for further appliances, boiler, door to rear garden.

### First Floor

#### Landing:

Hatch to loft space, airing cupboard.

#### Bedroom 1:

15'2" x 7';11" (4.63m x 2.42m) Fitted wardrobe.

#### Bedroom 2:

12'3" x 7'11" (3.73m x 2.41m) Fitted wardrobe.

#### Bedroom 3:

10'11" x 6'1" (3.33m x 1.86m)

#### Bathroom:

Refitted modern suite comprising bath with Aqualisa shower over and shower screen, wash basin with cupboards under, WC.

## OUTSIDE

### Front:

To the front of the property is a block paved driveway, adjacent planted area with side access to rear garden.

### Rear:

Approximately 31'6" x 23'6". Adjoining the house is a paved patio with steps up to a brick paved area, enclosed by hedging and fencing, Two garden sheds.

## OTHER INFORMATION

### Tenure:

Freehold

### Approximate Age:

1976

### Approximate Area:

### Sellers Position:

Looking for a forward purchase

### Heating:

Gas central heating

### Windows:

UPVC Double glazing

### Loft Space:

Partially boarded, ladder connected

### Infant/Junior School:

Hiltingbury Infant School / Hiltingbury Junior School

### Secondary School:

Thornden School

### Local Council:

Test Valley Borough Council - 01264 368000

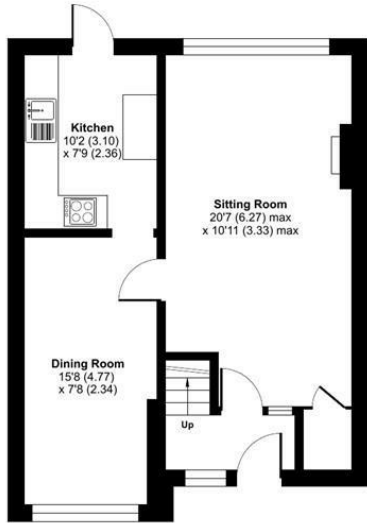
### Council Tax:

Band D

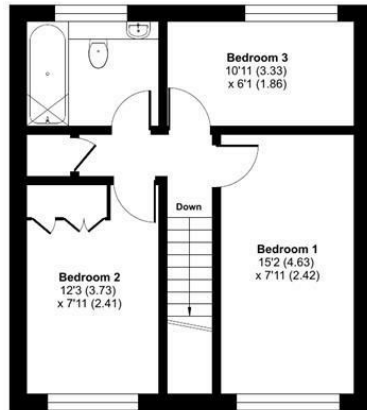
### Agents Note:

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 = 481 sq ft / 44.6 sq m  
 First Floor = 417 sq ft / 38.7 sq m  
 Total = 898 sq ft / 83.3 sq m  
 For identification only - Not to scale



GROUND FLOOR



FIRST FLOOR



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>		78
(55-68) <b>D</b>	64	
(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	

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: 1428856

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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.



