



sparks ellison

30a Pine Road, Chandler's Ford, SO53 1LJ

£435,000

Situated in the highly sought-after area of Hiltingbury, this charming semi-detached house on Pine Road offers an ideal family home. With three well-proportioned bedrooms and a modern bathroom, this property is perfect for those seeking a flexible good sized home and convenience. The house boasts two inviting reception rooms, providing ample space for relaxation and entertaining. An extension to the rear creates a wonderful kitchen, with a dining area/study, sitting room and utility room catering to the needs of modern living. Additionally, the outside cabin serves as an excellent office or creative space, allowing for a seamless work-life balance. The delightful rear garden measures approximately 70' providing an outdoor retreat, perfect for the family and entertaining . A garage adds further convenience and space. Situated within walking distance to the Hiltingbury School, community centre and local shops, this home is ideally located for families. Furthermore, it falls within the catchment area for the highly regarded Thornden School, making it an attractive option for those prioritising education. In summary, this semi-detached house on Pine Road presents a wonderful opportunity to acquire a modern family home in a desirable location, combining comfort, functionality, and accessibility.

ACCOMMODATION

Ground Floor

Entrance Hall:
21'6" in length (6.55m) A pleasant light and bright reception hall with stairs to first floor and cupboards under, additional storage cupboard, laminate wood flooring.

Sitting Room:
17' x 11'5" (5.18m x 3.48m) Laminate wood flooring.

Kitchen/Breakfast Room:
17' x 8'10" (5.18m x 2.69m) Range of upgraded fitted units, stainless steel electric oven and gas hob with extractor hood over, space and plumbing for various appliances, door to driveway, patio doors to rear garden, space for table and chairs, open plan to Dining Area/Snug.

Dining Area/Snug:
9'3" x 6'10" (2.82m x 2.08m)

Internal Lobby:
A useful storage area with an additional storage cupboard.

Cloakroom:
Modern white suite with chrome fitments comprising wash basin, wc.

First Floor

Landing:
Storage cupboard, hatch to loft space.

Bedroom 1:
12'4" x 10' (3.76m x 3.05m) Built in wardrobe.

Bedroom 2:
9'7" x 9' (2.92m x 2.74m) Built in wardrobe.

Bedroom 3:
8' x 7'6" (2.44m x 2.29m)

Bathroom:
8'6" x 5'7" (2.59m x 1.70m) Modern white suite with chrome fitments comprising P shaped bath with shower unit over and glazed screen, wash hand basin with cupboard under, wc, tiled floor.

OUTSIDE

Front:
Driveway affording off street parking with gates to the side leading to a further area of driveway. The remainder of the front garden is lawned with well stocked flower and shrub borders and path to front door.

Rear Garden:
A particularly attractive feature of the property measuring approximately 70' in length. Adjoining the house is a paved terrace with modern sleeper edging leading onto a good sized lawn surrounded by well stocked borders, hedging and fencing.

Cabin/Office:
Light and power, insulated walls, double glazed window.

Garage:
17'10" x 9'3" (5.44m x 2.82m) Light and power, door to rear garden.

OTHER INFORMATION

Tenure:
Freehold

Approximate Age:
Circa 1970

Approximate Area:
1121sqft/104.1sqm

Sellers Position
Looking for forward purchase

Heating:
Gas central heating

Windows:
UPVC double glazing

Loft Space:
Boarded with ladder & light connected

Infant/Junior School:
Hiltingbury Infant School/Hiltingbury Junior School

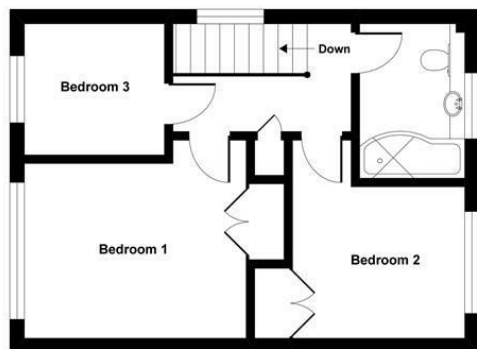
Secondary School:
Thornden Secondary School

Local Council:
Eastleigh Borough Council - 02380 688000

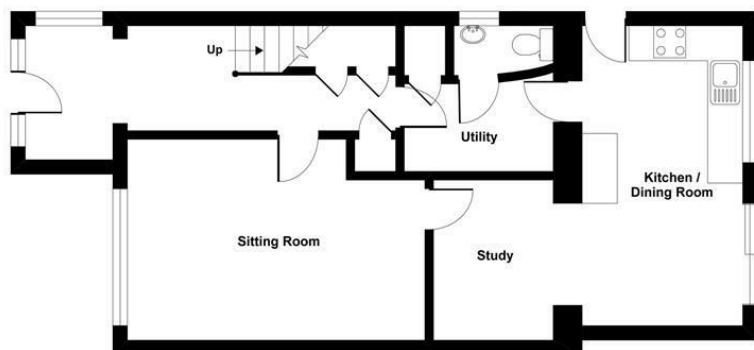
Council Tax:
Band D

Agents Notes:
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 = 668 sq ft / 62 sq m
 First Floor = 453 sq ft / 42 sq m
 Total = 1121 sq ft / 104.1 sq m
 For identification only - Not to scale

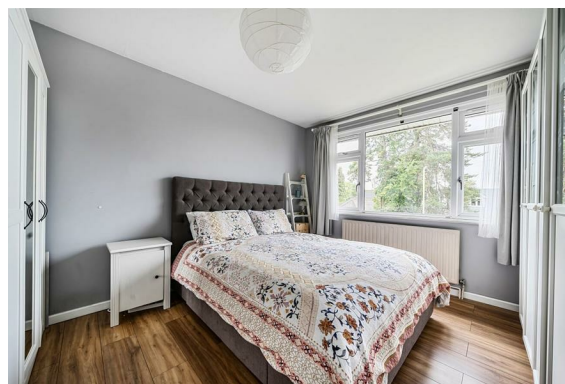


FIRST FLOOR



GROUND FLOOR

 Certified Property Measurer
 Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). © richscm 2020.
 Produced for Sparks Ellison. REF: 641195



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		85
(69-80) C	74	
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales		EU Directive 2002/91/EC 

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.



