



se sparks ellison
For Sale
023 8025 5333 sparksellison.co.uk

se sparks ellison
est. 2003

36 Pine Road, Chandler's Ford, SO53 1LJ

£625,000

Located on Pine Road in Hiltingbury, Chandler's Ford this delightful detached bungalow offers a perfect blend of character and modern living. Built in 1932, the property provides ample space for a comfortable lifestyle. With four well-proportioned bedrooms, one of which is on the first floor, sn en-suite and bathroom, this home is ideal for retirement, families or those seeking extra space for guests or a home office. The layout includes a generous, welcoming living room, perfect for entertaining or relaxing as well as a spacious kitchen/dining room both overlooking the rear garden. The bungalow's design allows for easy access and a single-level living experience as well as being presented to an exceptional standard. To the front is a good size driveway and to the rear a delightfully landscaped, low maintenance garden. The surrounding area is known for its friendly community and excellent local amenities, including shops, schools, to include Hiltingbury and Thornden and parks, making it a desirable location for families and professionals alike.

ACCOMMODATION

Ground Floor

Reception hall:

Door and stairs to loft bedroom 4.

Sitting room:

23'11" x 15'10" (7.30m x 4.82m) Bay window with patio doors to rear garden, fireplace with inset electric fire.

Kitchen/dining room:

17'7" x 15'7" (5.35m x 4.74m) Fitted with a comprehensive range of units and quartz worktops, built in electric double oven, induction hob with extractor hood over, integrated dishwasher and fridge. Skylight window, space for table and chairs, double doors to rear garden.

Bedroom 1:

12'1" x 10'5" (3.68m x 3.18m) Fitted wardrobes, bay window with window shutters.

En-suite:

Refitted modern suite comprising shower cubicle with glazed screen, wash basin with cupboard under, WC, tiled walls and floor.

Bedroom 2/Snug:

14'2" x 12'5" (4.32m x 3.78m) Bay window with window shutters, fireplace with electric fire.

Bedroom 3:

12'4" x 9'10" (3.77m x 2.98m) Built in cupboard.

Bathroom:

Suite comprising bath with mixer tap, separate shower unit over and glazed screen, wash basin with cupboard under, WC, tiled walls.

Utility room:

12'8" x 5'1" (3.85m x 1.56m) Storage cupboards, space and plumbing for appliances, sink unit.

Bedroom 4:

18'4" x 15'11" (5.59m x 4.84m) Built in storage cupboards.

OUTSIDE

Front:

To the front of the property is a good sized driveway affording off street parking for several vehicles with planted borders.

Rear:

Approximately 45 ft x 40 ft. The rear garden has been delightfully landscaped with gravelled areas interspersed with well stocked borders and planting, together with patio areas enclosed by hedging, walling and fencing. Brick built shed.

OTHER INFORMATION

Tenure:

Freehold

Approximate Age:

1930

Approximate Area:

Sellers Position:

Looking for forward purchase

Heating:

Gas & electric heating

Windows:

UPVC Double glazing

Infant/Junior School:

Hiltingbury Infant School / Hiltingbury Junior School

Secondary School:

Thornden School

Local Council:

Eastleigh Borough Council - 02380 688000

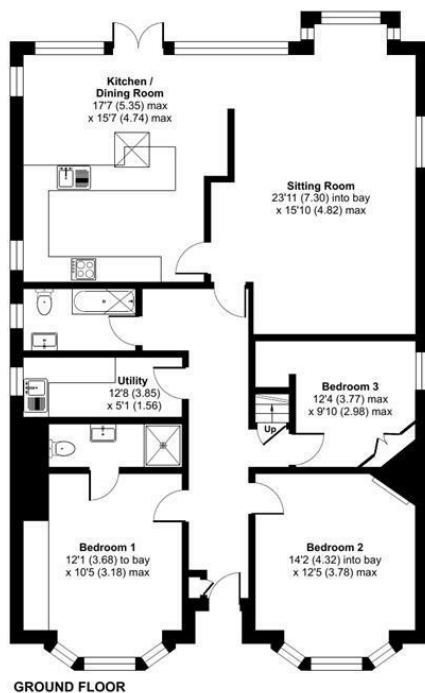
Council Tax:

Band E

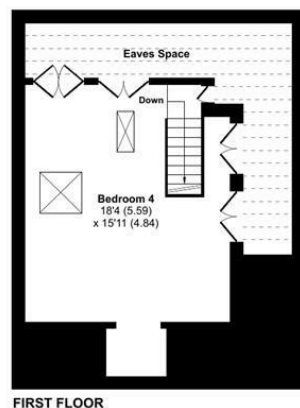
Agents Note:

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 = 1377 sq ft / 127.9 sq m
 First Floor = 305 sq ft / 28.3 sq m
 Limited Use Area(s) = 191 sq ft / 17.7 sq m
 Total = 1874 sq ft / 173.9 sq m
 For identification only - Not to scale



Denotes restricted head height



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

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