



sparks ellison

27 Fairbairn Walk, Chandler's Ford, SO53 4HT

£375,000

Situated in the sought after Knightwood Park area of Chandler’s Ford, this spacious three bedroom semi-detached house offers well balanced accommodation. Built in 1999, the property benefits from a practical and well designed layout throughout. On the ground floor, there is a generous sitting/dining room providing an excellent space for both everyday living and entertaining, with a conservatory to the rear adding further reception space. The kitchen leads through to a useful utility room, while a downstairs cloakroom adds further convenience. Upstairs, there are three well proportioned bedrooms, including a principal bedroom with en-suite, alongside a tidy family bathroom serving the remaining rooms. Externally, the property offers a driveway providing off road parking, as well as a garage. The rear garden provides a private outdoor space to enjoy. Knightwood Park is a popular location known for its excellent local schooling, amenities, and woodlands walks, making it particularly appealing to families.

ACCOMMODATION

Ground Floor

Entrance vestibule:

Cloakroom:
WC and wash basin

Sitting room:
16'11" x 15'4" (5.16m x 4.68m) Understair storage cupboard and stairs to first floor

Dining room:
10'4" x 8'4" (3.15m x 2.54m) Patio doors to conservatory.

Conservatory:
9'5" x 8'4" (2.87m x 2.54m) Door to rear garden.

Kitchen:
9'1" x 6'9" (2.78m x 2.06m) Range of units including fridge/freezer, electric oven, microwave, and gas hob. Space for dishwasher.

Utility:
6'9" x 5'2" (2.06m x 1.60m) Space for washing machine and tumble dryer. Integral Access to garage.

First floor

Landing:

Bedroom 1:
15'0" x 8'6" (4.56m x 2.59m)

En-suite:
White suite comprising WC, wash basin and shower cubicle.

Bedroom 2:
10'2" x 8'6" (3.09m x 2.59m)

Bedroom 3:
10'11" x 6'8" (3.33m x 2.04m)

Bathroom:
White suite comprising WC, wash basin and bath.

OUTSIDE

Front:
Driveway parking to garage

Rear:
Patio area with path leading to rear seating area.

Garage:
19'10" x 9'11" (6.05m x 3.02m) Accommodating boiler and access to rear garden

OTHER INFORMATION

Tenure:
Freehold

Approximate Age:
1999

Approximate Area:
1192 sq ft / 110.6 sq m

Sellers Position:
No forward chain

Heating:
Gas central heating

Windows:
UPVC double glazing

Loft Space:
Partially boarded with a connected ladder and light

Infant/Junior School:
Knightwood Primary School/St Francis C of E Primary School

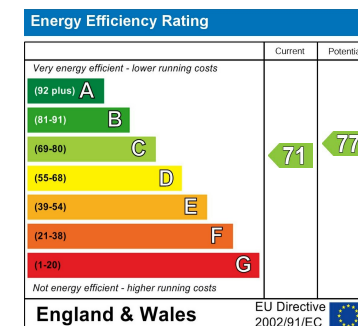
Secondary School:
Thornden Secondary School

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 = 572 sq ft / 53.1 sq m
 First Floor = 426 sq ft / 39.6 sq m
 Garage = 194 sq ft / 18 sq m
 Total = 1192 sq ft / 110.6 sq m
 For identification only - Not to scale



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