



sparks ellison

6 Symonds Close, Chandler's Ford, SO53 3TP

Offers In Excess of £500,000

A beautifully presented four bedroom detached home situated in a quiet cul-de-sac towards the south side of Chandler's Ford. The property affords two main reception rooms to the ground floor together with kitchen, utility room and cloakroom. On the first floor there is a spacious main bedroom with fitted wardrobes and re-fitted en-suite shower room, further double bedroom, two single bedrooms and re-fitted family bathroom. In addition to this is an integral single garage, parking for two cars and landscaped rear garden affording a pleasant south westerly aspect.

ACCOMMODATION

GROUND FLOOR

Entrance Hall:
Stairs to first floor.

Sitting Room:
16'2" x 12' (4.93m x 3.66m) Fireplace with electric fire.

Dining Room:
10' x 9'2" (3.05m x 2.79m) Patio doors to rear garden.

Kitchen:
10'6" x 9'7" (3.20m x 2.92m) Range of units, double electric oven, Induction hob with extractor hood over, space and plumbing for further appliances, under stairs cupboard with space for fridge/freezer.

Utility Room:
5'1" x 4'9" (1.55m x 1.45m) Sink unit, space and plumbing for washing machine, boiler, door to outside.

Cloakroom:
White suite comprising wash basin, w.c.

FIRST FLOOR

Landing:
Hatch to loft space.

Bedroom 1:
12'4" x 12'1" (3.76m x 3.68m) Measurement up to range of wall to wall fitted wardrobes, further storage cupboard.

En-suite Shower Room:
8' x 5'5" (2.44m x 1.65m) White suite with chrome fitments comprising corner shower cubicle with glazed screen, wash basin with cupboard under, w.c, tiled walls and floor.

Bedroom 2:
11'2" x 8'11" (3.40m x 2.72m)

Bedroom 3:
10'6" x 7' (3.20m x 2.13m)

Bedroom 4:
7'6" x 7'5" (2.29m x 2.26m) Fitted work station.

Bathroom:
8' x 6'4" (2.44m x 1.93m) White suite with chrome fitments comprising P shaped bath with mixer tap and shower attachment and glazed screen, wash basin with cupboard under, w.c., tiled walls, airing cupboard.

OUTSIDE

Front:
To the front of the property is a double width driveway, adjacent gravelled area and raised sleeper planting, side access to rear garden.

Rear Garden:
Approximately 39'8" x 32'3". The rear garden has been attractively landscaped with a paved area, adjoining the property with electric awning. Areas of slate chippings and a deck, well stocked borders, enclosed by fencing, pleasant south westerly aspect.

Garage:
16' x 8' (4.88m x 2.44m) Light and power, electric door.

OTHER INFORMATION

Tenure:
Freehold

Approximate Age:
1992

Approximate Area:
1224sqft/113.7sqm

Sellers Position:
Looking for forward purchase

Heating:
Gas central heating

Windows:
UPVC double glazed windows

Loft Space:
Partially boarded with ladder and light connected

Infant/Junior School:
Fryern Infant/Junior School

Secondary School:
Toynbee Secondary School

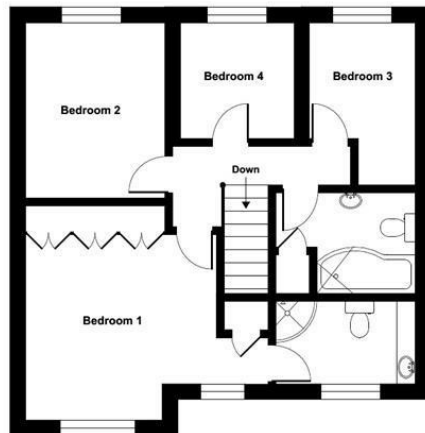
Council Tax:
Band E

Local Council:
Eastleigh Borough Council - 02380 688000

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 = 478 sq ft / 44.4 sq m
 First Floor = 607 sq ft / 56.4 sq m
 Garage = 139 sq ft / 12.9 sq m
 Total = 1224 sq ft / 113.7 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). © richiecom 2023.
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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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