



sparks ellison

14 Mead Road, Chandler's Ford, SO53 2EZ

£440,000

Located on Mead Road in central Chandler's Ford, this delightful detached bungalow offers a perfect blend of comfort and convenience. With three well-proportioned bedrooms, this property is ideal for those seeking an easily maintained home for retirement. The bungalow is presented to a high standard throughout, ensuring that you can move in with ease and start enjoying your new home immediately. One of the standout features of this property is its no forward chain status, allowing for a smooth and straightforward purchase process. Situated in a central location, you will find yourself within walking distance of the vibrant centre of Chandler's Ford, where a variety of shops, cafes, and amenities await. For those who commute and desire more extensive shopping, excellent transport links are readily available, with buses providing easy access to both Winchester and Southampton, as well as a nearby railway station. The property boasts a driveway and a garage, providing ample parking space and additional storage options. The L-shaped garden is a true highlight, offering a delightful outdoor space with a southerly and westerly aspect, perfect for enjoying the sun throughout the day. This bungalow presents an excellent opportunity for anyone looking to settle in a well-connected and friendly community. Don't miss the chance to make this charming property your new home.

ACCOMMODATION

Ground Floor

Reception hall:
Hatch to loft space.

Sitting room:
19'11" x 10'11" (6.07m x 3.33m) Double doors to rear garden.

Kitchen:
15'2" x 9'7" (4.63m x 2.92m) Range of shaker style units, electric oven and hob with extractor hood over, integrated dishwasher, space and plumbing for further appliances, cupboard housing boiler.

Garden/Dining room:
13'11" x 5'10" (4.24m x 1.79m) Door to outside.

Bedroom 1:
12'0" x 10'11" (3.66m x 3.33m)

Bedroom 2:
11'11" x 10'11" (3.63m x 3.33m)

Bedroom 3:
10'11" x 8'4" (3.33m x 2.54m)

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

OUTSIDE

Front:
To the front of the property is a driveway leading to a detached garage.

Rear:
The rear garden provides a paved area and enjoys a westerly aspect.

Side:
The side garden enjoys a southerly aspect with lawned area, enclosed by fencing.

Garage:
16'6" x 8'1" (5.03m x 2.46m)

OTHER INFORMATION

Tenure:
Freehold

Approximate Age:
1950

Approximate Area:
1090 sq ft x 101.2 sq m

Sellers Position:
No forward chain

Heating:
Gas central heating

Windows:
UPVC Double glazing

Loft Space:
Boarded, ladder connected and light connected

Infant/Junior School:
Chandler's Ford Infant School / Merton Junior School

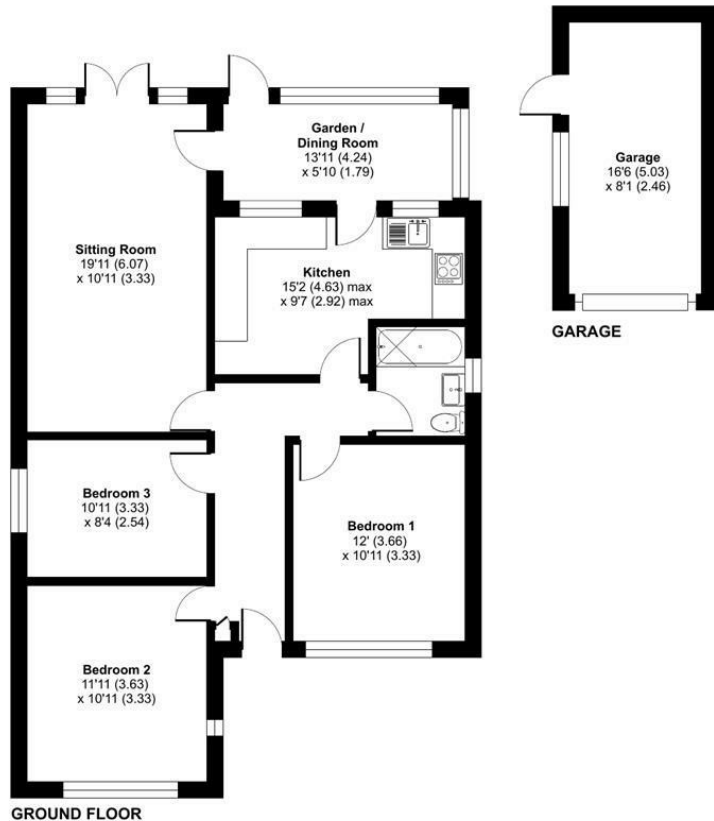
Secondary School:
The Toynbee School

Local Council:
Eastleigh Borough Council - 02380 688000

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 = 957 sq ft / 88.9 sq m
 Garage = 133 sq ft / 12.3 sq m
 Total = 1090 sq ft / 101.2 sq m
 For identification only - Not to scale



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	65	76
	EU Directive 2002/91/EC	

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Lettings: t: 02380 018518 e: lettings@sparksellison.co.uk

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