



# 9 Common Close, Chandler's Ford, SO53 1HF

£390,000

A two bedroom detached bungalow situated in a popular cul-de-sac location in a central location providing convenient access to the centre of Chandler's Ford and it's amenities including Waitrose Supermarket. Along with the two bedrooms are the sitting room, good size kitchen/breakfast room and modern bathroom. Outside, the property boasts a substantial rear garden measuring 60' x 60', offering a private oasis for outdoor activities, gardening, or simply enjoying the fresh air. The off-road parking accommodates up to three vehicles, providing convenience for residents and visitors alike. Additionally, this bungalow is situated within the catchment area for the highly regarded Thornden School, making it an excellent choice for families with school-aged children.

## ACCOMMODATION:

### Entrance Hall:

Access to loft space.

### Sitting Room:

14' x 11'11" (4.26m x 3.63m) Fireplace surround and hearth with electric fire.

### Kitchen/Breakfast Room:

20'1" x 13'5" (6.12m x 4.08m) Built in oven, built in electric hob, fitted extractor hood, space and plumbing for washing machine, space for table and chairs.

### Bedroom 1:

11'11" x 10'11" (3.63m x 3.33m)

### Bedroom 2:

10'2" x 7'10" (3.10m x 2.39m)

### Bathroom:

Comprising bath with shower over, wash hand basin and wc inset to vanity unit.

## OUTSIDE:

### Front:

Gravel driveway providing off road parking. Side access to rear garden.

### Rear Garden:

The rear garden measures approximately 60' x 60'. A stepped garden with areas laid to lawn, flower and shrub beds, patio area, garden shed, mature tree, outside tap.

## OTHER INFORMATION

### Tenure:

Freehold

### Approximate Age:

1950's

### Approximate Area:

733sqft/68sqm

### Sellers Position:

Looking for forward purchase

### Heating:

Gas central heating

### Windows:

UPVC double glazing

### Infant/Junior School:

Chandlers Ford Infant School / Merdon Junior School

### Secondary School:

Thornden Secondary School

### Local Council:

Eastleigh Borough Council - 02380 688000

### Council Tax:

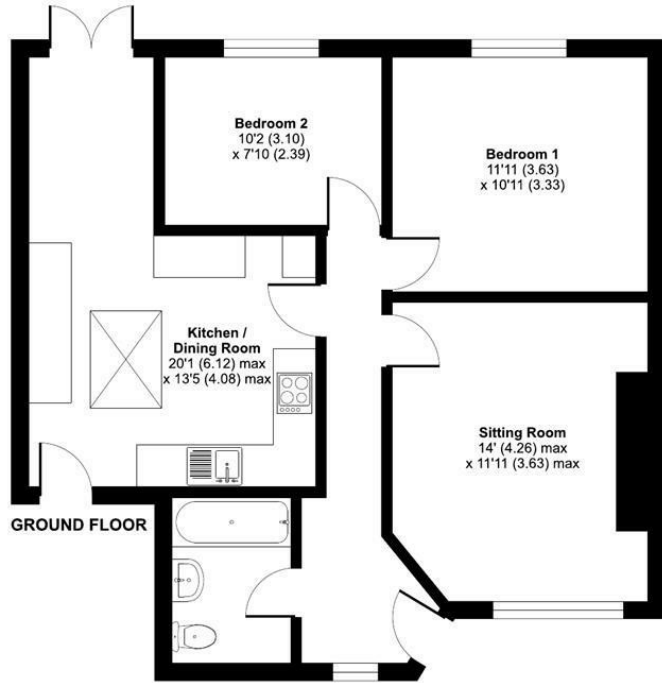
Band D

### 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 = 733 sq ft / 68 sq m  
For identification only - Not to scale



| Energy Efficiency Rating                    |                         |           |
|---|-------------------------|-----------|
|   | Current                 | Potential |
| Very energy efficient - lower running costs |                         |           |
| (92 plus) <b>A</b>                          |                         |           |
| (81-91) <b>B</b>                            |                         | <b>84</b> |
| (69-80) <b>C</b>                            |                         |           |
| (55-68) <b>D</b>                            | <b>68</b>               |           |
| (39-54) <b>E</b>                            |                         |           |
| (21-38) <b>F</b>                            |                         |           |
| (1-20) <b>G</b>                             |                         |           |
| Not energy efficient - higher running costs |                         |           |
| <b>England &amp; Wales</b>                  | EU Directive 2002/91/EC |           |

Floor plan produced in accordance with RICS Property Measurement 2nd Edition, Incorporating International Property Measurement Standards (IPMS2 Residential). © nritchcom 2025. Produced for Sparks Ellison. REF: 1350991

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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.



