



SARUM ROAD



sparks ellison

3 Constantine Avenue, Chandler's Ford, SO53 2AD

£450,000

Situated within the highly regarded setting of Peverells Wood in Chandler's Ford, this attractive detached bungalow on Constantine Avenue offers a wonderful opportunity to acquire a well balanced and versatile home. The property provides three well proportioned bedrooms, making it ideally suited to downsizers, families or those seeking single storey living without compromise. At the heart of the home is a generous reception room, offering a bright and welcoming space for both everyday living and entertaining. There is also the added benefit of a refitted kitchen with built in appliances. The layout has been thoughtfully arranged to create a natural flow throughout, with all rooms easily accessible, enhancing the sense of space and practicality. Externally, the property benefits from driveway parking and detached garage, a particularly valuable feature in this desirable location. Constantine Avenue is well positioned for access to local amenities, pleasant woodland walks and the strong community feel for which Chandler's Ford is so well known. It is also situated in catchment for Thornden School and within walking distance of the town centre as well as being offered for sale with no forward chain.

ACCOMMODATION:

Entrance Hall:

Access to loft space, cupboard housing boiler.

Sitting Room:

16'11" x 11'6" (5.16m x 3.51m) Fireplace surround and hearth with open fire and gas point.

Kitchen/Breakfast Room:

12'10" x 9'2" (3.92m x 2.80m) New fitted kitchen comprising: Built in electric oven, built in electric hob, fitted extractor hood, integrated fridge freezer, plumbing for washing machine, breakfast bar.

Bedroom 1:

12'5" x 10'1" (3.79m x 3.07m)

Bedroom 2:

11'5" x 8'8" (3.49m x 2.64m)

Bedroom 3:

12'5" x 6'11" (3.78m x 2.10m)

Bathroom:

Comprising bath with shower attachment, wash hand basin, WC.

OUTSIDE:

Front:

Large expanse of lawn to front and side of property split by pathway to front door. Planted beds. Side access to rear garden along both sides of the property. Driveway providing off road parking.

Rear Garden:

Measures approximately 31' max x 29' max and comprising area laid to lawn, paved patio area.

Garage:

18'9" x 9'11" (5.71m x 3.02m) With up and over door.

OTHER INFORMATION

Tenure:

Freehold

Approximate Age:

1962

Approximate Area:

950 sq ft / 88.1 sq m

Sellers Position:

No forward chain

Heating:

Gas central heating

Windows:

UPVC double glazing

Loft Space:

Partially boarded, light connected

Infant/Junior School:

Scantabout Primary School

Secondary School:

Thornden School

Local Council:

Eastleigh Borough Council - 02380 688000

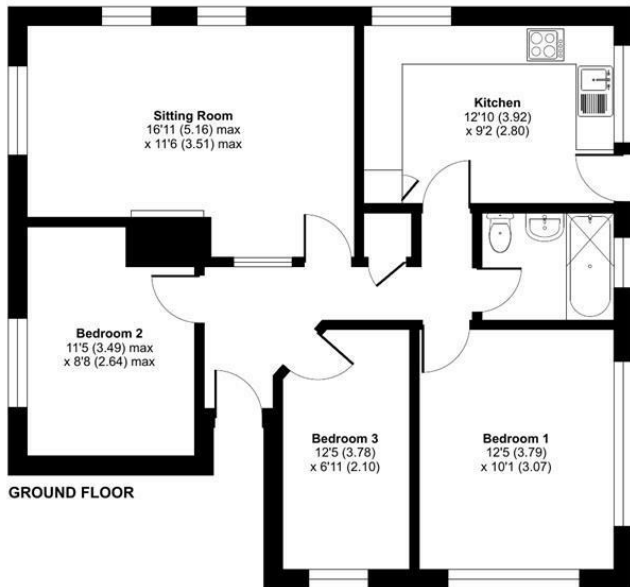
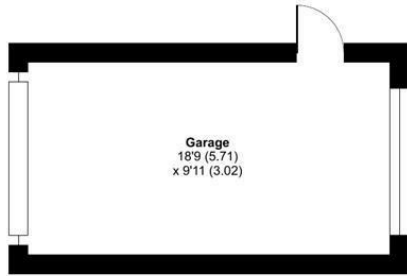
Council Tax:

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 = 764 sq ft / 70.9 sq m
 Garage = 186 sq ft / 17.2 sq m
 Total = 950 sq ft / 88.1 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			83
(69-80) C			
(55-68) D		66	
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

Floor plan produced in accordance with RICS Property Measurement 2nd Edition, Incorporating International Property Measurement Standards (IPMS2 Residential). © ritchiecom 2026. Produced for Sparks Ellison. REF: 1447653

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