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19 Charnwood Crescent, Chandler's Ford, SO53 5QN

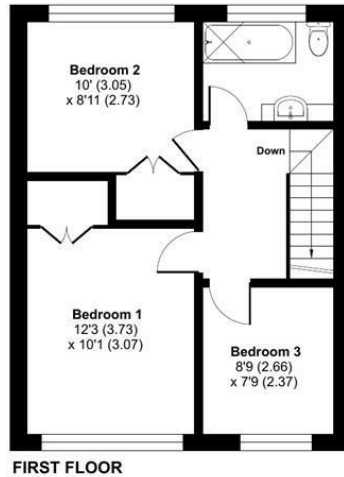
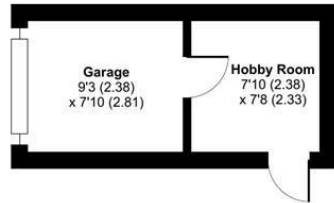
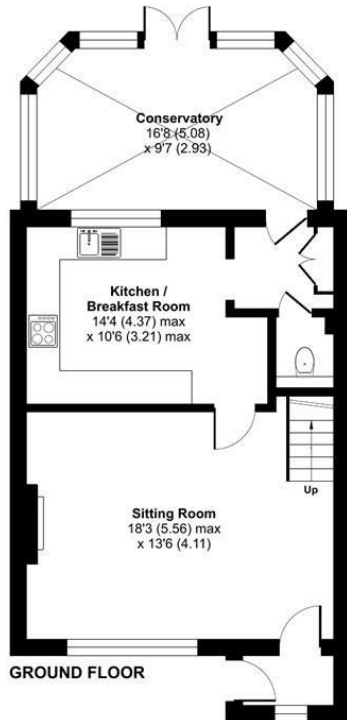
£450,000

Located in the sought-after area of Charnwood Crescent, Hiltingbury, Chandler’s Ford, this well-presented three-bedroom semi-detached home offers practical and comfortable living, with a warm and welcoming feel throughout. Upstairs, there are three well-proportioned bedrooms and a conveniently located family bathroom. The ground floor comprises a spacious sitting room, a modern, well-equipped kitchen, and a cloakroom. To the rear, a conservatory provides additional living space with plenty of natural light and views over the garden. The property also benefits from parking for multiple vehicles, adding to its overall practicality. A solid option for those looking for a well-located family home.

ACCOMMODATION

Ground floor Porch: Space for shoes and coats. Sitting room: 18'3" x 13'6" (5.56m x 4.11m) Electric fireplace and stairs to first floor with storage under. Kitchen/breakfast room: 14'4" x 10'6" (4.37m x 3.21m) Range of units comprising gas hob, electric oven and space for washing machine and fridge freezer. Conservatory: 16'8" x 9'7" (5.08m x 2.93m) Gas central heating, space for dining and French doors to the garden. Rear porch: Built-in cupboard Cloakroom: Comprising WC. First floor Bedroom 1: 12'3" x 10'1" (3.73m x 3.07m) Built-in wardrobe Bedroom 2: 10'0" x 8'11" (3.05m x 2.73m) Built in wardrobe Bedroom 3: 8'9" x 7'9" (2.66m x 2.37m) Bathroom: Suite comprising bath with shower over, wash basin and WC. OUTSIDE Front: Shingle driveway for multiple vehicles and lawn area Rear garden: Lawn area and path leading to side garage and patio at the rear	Garage: Storage space: 9'3" x 7'10" (2.38m x 2.81m) Hobby room: 7'10" x 7'8" (2.38m x 2.33m) Half converted to hobby room and remaining storage space. OTHER INFORMATION Tenure: Freehold Approximate Age: 1960 Approximate Area: 1222 sq ft / 113.4 sq m Sellers Position: Offer made on property, provisionally accepted subject to sale of existing property Heating: Gas central heating Windows: UPVC double glazing Loft Space: Partially boarded, connected light, connected ladder Infant/Junior School: Hiltingbury Infant School / Hiltingbury Junior 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.
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Ground Floor = 639 sq ft / 59.3 sq m
 First Floor = 447 sq ft / 41.5 sq m
 Garage = 136 sq ft / 12.6 sq m
 Total = 1222 sq ft / 113.4 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	EU Directive 2002/91/EC	

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