



43 Common Road, Chandler's Ford, SO53 1HG

£525,000

Located in the heart of Chandler's Ford, this delightful detached bungalow on Common Road offers a perfect blend of comfort and convenience. With three well-proportioned bedrooms and a spacious reception room together with a modern kitchen and conservatory, this property is ideal for families or those seeking a peaceful retreat. The bungalow boasts a well-appointed interior, ensuring a warm and inviting atmosphere throughout. Set on a magnificent corner plot of approximately 0.18 of an acre, the property presents an excellent opportunity for potential extension, subject to planning permission. This generous outdoor space is perfect for gardening enthusiasts or for children to play, providing a wonderful setting for family gatherings and outdoor activities. The location is particularly advantageous, with easy access to local schools, shops, and parks, making it an ideal choice for families or retirement. The vibrant community of Chandler's Ford offers a range of amenities, ensuring that everything you need is just a short distance away.

ACCOMMODATION

**Reception hall:**  
Coats cupboard, airing cupboard.

**Sitting room:**  
13'11" x 12'0" (4.25m x 3.66m) Fireplace with electric fire.

**Kitchen:**  
10'10" x 10'4" (3.30m x 3.15m) Fitted with a re-fitted range of cream gloss units and stainless steel furniture, electric oven, gas hob with extractor hood over, integrated fridge and freezer, space and plumbing for washing machine, cupboard housing boiler, door to side porch.

**Conservatory:**  
11'9" x 11'6" (3.57m x 3.51m) Doors to outside.

**Bedroom 1:**  
13'9" x 11'11" (4.20m x 3.63m) Two fitted wardrobes, dressing table, cupboards and drawer units fitted.

**Bedroom 2:**  
11'4" x 11'1" (3.45m x 3.38m)

**Bedroom 3:**  
11'1" x 10'0" (3.38m x 3.05m)

**Side lobby:**  
Doors to outside.

**Bathroom:**  
Suite comprising: Bath, separate shower cubicle, wash basin, WC, storage cupboard.

OUTSIDE

**Front:**  
The property occupies a delightful corner plot, the total is approximately 0.18 of an acre, measuring approximately 148 ft x 53 ft in total. To the front and side of the property is a generous driveway affording off street parking leading to the garage and adjacent to this is a lawned area with planted borders and pathway to front door.

**Rear:**  
The rear garden comprises of a generous lawned area surrounded by planted borders and enclosed by fencing, garden shed.

**Garage:**  
15'10" x 8'2" (4.83m x 2.50m) Light and power

OTHER INFORMATION

**Tenure:**  
Freehold

**Approximate Age:**  
1955

**Approximate Area:**  
1204 sq ft x 111.7 sq m

**Sellers Position:**  
No forward chain

**Heating:**  
Gas central heating

**Windows:**  
UPVC double glazing

**Loft Space:**  
Partially boarded, connected light & connected ladder

**Infant/Junior School:**  
Chandler's Ford Infant School / Merdon Junior School

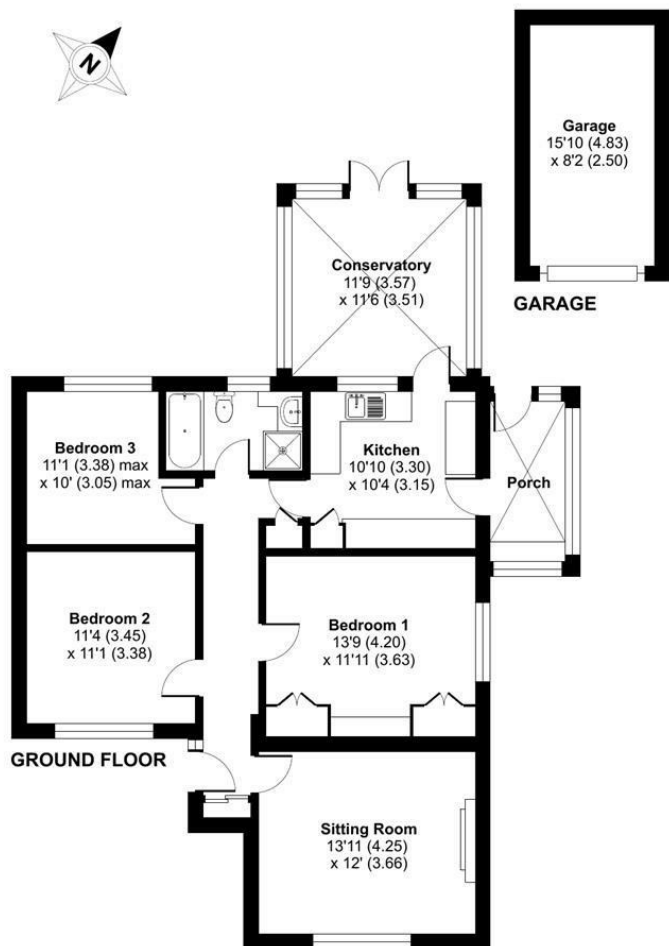
**Secondary School:**  
Thornden School

**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.

Ground Floor = 1074 sq ft / 99.7 sq m  
 Garage = 130 sq ft / 12 sq m  
 Total = 1204 sq ft / 111.7 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>                            |                         |           |
| (69-80) <b>C</b>                            |                         |           |
| (55-68) <b>D</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>                  | 65                      | 75        |
|                                             | EU Directive 2002/91/EC |           |

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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.



