



sparks ellison

24 Mountain Ash Tilden Road, Winchester, SO21 2DW

£375,000

A well-presented three-bedroom, three-storey home offering over 1,100 sq ft of versatile accommodation in a highly sought-after Hampshire location. The generous sitting/dining room and spacious top-floor principal bedroom are particular highlights, complemented by a recently updated bathroom and a ground floor WC for everyday practicality. Ideally positioned for commuters, with Junction 11 of the M3 and Winchester city centre both just minutes away and convenient bus links to both Winchester and Chandlers Ford. The surrounding area enjoys excellent access to local parks and open countryside, with the beautiful Shawford Down only a few minutes away, perfect for families and outdoor enthusiasts alike. The property also benefits from a low-maintenance courtyard garden with storage shed, access to a communal children's play area/gardens and full fibre (FTTP) broadband with speeds up to 2Gb/s. Viewing highly recommended.

ACCOMMODATION

Ground Floor

Hallway:
21'4" x 5'10" (6.50m x 1.78m) Stairs to first floor.

Cloakroom:
WC, wash basin.

Sitting/Dining room:
19'7" x 11'10" (5.98m x 3.61m)

Kitchen:
10'6" x 8'5" (3.19m x 2.57m) Range of units, space for dishwasher and washing machine, combi boiler, electric oven, induction hob, extractor over, space for fridge freezer.

First Floor

Landing:

Bedroom 2:
15'0" x 10'5" (4.58m x 3.17m)

Bedroom 3:
10'1" x 7'6" (3.08m x 2.28m)

Bathroom:
8'3" x 6'2" (2.51m x 1.88m) Bath with shower over, WC, wash basin, extractor, heated towel rail.

Second Floor
Storage cupboard.

Bedroom 1:
16'8" x 10'8" (5.08m x 3.24m) Eaves storage, built in wardrobes, access to loft space. Velux windows.

Ensuite:
Walk in shower, WC, heated towel rail, wash basin.

OUTSIDE

Front Courtyard:
Stone patio, Large shed, seating area with pergola.

OTHER INFORMATION

Tenure:
Freehold. Maintenance charge £425 per annum, for upkeep of communal areas.

Parking:
One allocated parking space and visitors parking available.

Approximate Age:
2007

Approximate Area:
1110 sq ft / 103 sq m

Sellers Position:
Looking for a forward purchase

Heating:
Gas central heating

Windows:
Wooden-framed double-glazing

Loft Space:
Partially boarded with connected light.

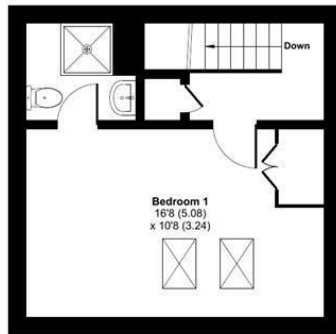
Infant/Junior School:
Compton All Saints C of E Primary School

Secondary School:
Kings' School

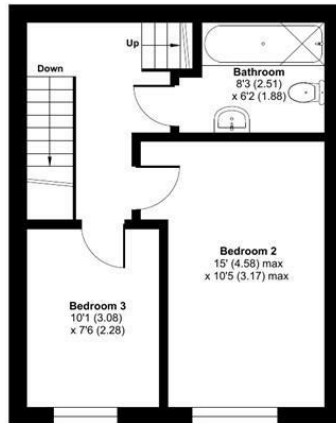
Local Council:
Winchester City Council – 01962 840 222

Council Tax:
Band C

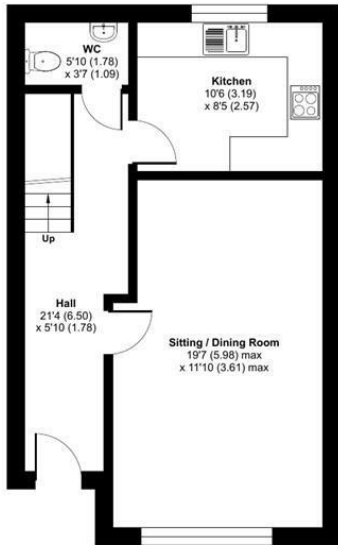
Ground Floor = 465 sq ft / 43.2 sq m
 First Floor = 366 sq ft / 34 sq m
 Second Floor = 279 sq ft / 25.9 sq m
 Total = 1110 sq ft / 103 sq m
 For identification only - Not to scale



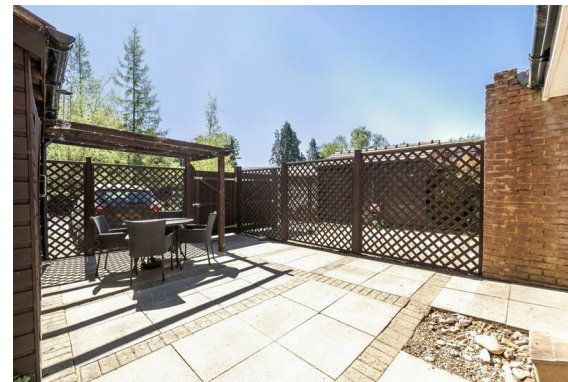
SECOND FLOOR



FIRST FLOOR



GROUND FLOOR



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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