



sparkes ellison

34 Alexandra Road, Chandler's Ford, SO53 2BN

£550,000

Located in the highly sought-after area of Scantabout, Chandler's Ford, this elegant neo-Georgian style detached house, built in 1968, presents a wonderful opportunity for those seeking a charming family home. The property is beautifully presented throughout, showcasing a perfect blend of classic design and modern living. Upon entering, you are greeted by a spacious reception hall leading to the inviting sitting room complemented by a bay window & cosy log burner, creating a warm and welcoming atmosphere for family gatherings or quiet evenings in. The magnificent rear extension has transformed the home, resulting in a stunning open-plan kitchen, dining, and living area. This expansive space is perfect for entertaining and everyday family life, providing a seamless flow between cooking, dining, and relaxation. The property boasts three well-proportioned bedrooms, ideal for accommodating family members or guests. The modern bathroom is tastefully designed, ensuring comfort and convenience for all. Outside, the property benefits from a driveway and garage, providing ample parking and storage options. To the rear is a neatly tended garden of approximately 50' with useful Cabin. The location is particularly appealing, as it is within walking distance to the local Scantabout & Thornden schools as well as the centre of Chandler's Ford, making it a practical choice for families and professionals alike. In summary, this delightful home on Alexandra Road offers a perfect combination of style, space, and location, making it an excellent choice for those looking to settle in the desirable Scantabout area.

ACCOMMODATION

Ground Floor

Reception Hall:
Stairs to first floor with cupboard under.

Cloakroom:
Modern suite comprising wash basin with cupboard under, WC.

Sitting room:
15'0" x 12'0" (4.56m x 3.65m) Bay window with shutters, log burner.

Kitchen/Living/Dining room:
Kitchen area: 22'5 x 9'7" (6.83m x 2.91m) A magnificent open plan space that has been created to the rear of the property opening onto the garden. The kitchen has a refitted range of modern units with granite worktops incorporating a generous connected island incorporating an induction hob and pop up extractor fan, together with a sink unit and breakfast bar, electric oven, combination oven/microwave, integrated fridge freezer and dishwasher.

Dining area: 18'2" x 9'1" (2.78m) Space for dining table and chairs together with relaxation chairs and double doors to rear garden, part vaulted ceiling.

Utility room:
Sink unit, cupboard space and plumbing for washing machine, door to outside.

First Floor

Landing:
Hatch to loft space, airing cupboard housing tank and boiler.

Bedroom 1:
14'1" x 9'2" (4.28m x 2.80m) Built in wardrobe.

Bedroom 2:
11'11" x 9'3" (3.62m x 2.82m)

Bedroom 3:
9'11" x 7'9" (3.03m x 2.35m)

Bathroom:
Refitted modern suite comprising P shaped bath with mixer tap and separate shower unit over, glazed screen, wash basin with cupboards under, WC, mirror tiled walls and floor.

OUTSIDE

Front:
To the front of the property is a block paved driveway affording off street parking leading to the garage, side path to rear garden.

Rear garden:
Approximately 50 ft x 39 ft representing an attractive feature of the property being neatly tended with a paved area adjoining the property, low level stone retaining wall leading onto a lawned area surrounded by well stocked mature flower and shrub borders, enclosed by fencing, slate chipping path to the cabin.

Cabin:
11'9" x 9'7" (3.57m x 2.93m) Light and power

Garage:
18'11" x 8'4" (5.78m x 2.53m) Light and power

OTHER INFORMATION

Tenure:
Freehold

Approximate Age:
1968

Approximate Area:
1333 sq ft / 123.7 sq m

Sellers Position:
Looking for a forward purchase

Heating:
Gas central heating

Windows:
UPVC double glazing

Loft Space:
Partially boarded with connected light and connected ladder

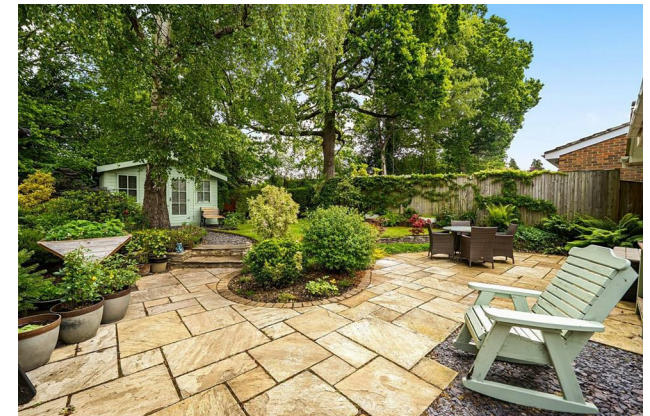
Infant/Junior School:
Scantabout Primary School

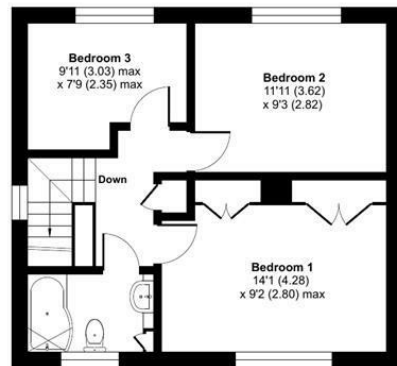
Secondary School:
Thornden School

Local Council:
Eastleigh Borough Council - 02380 688000

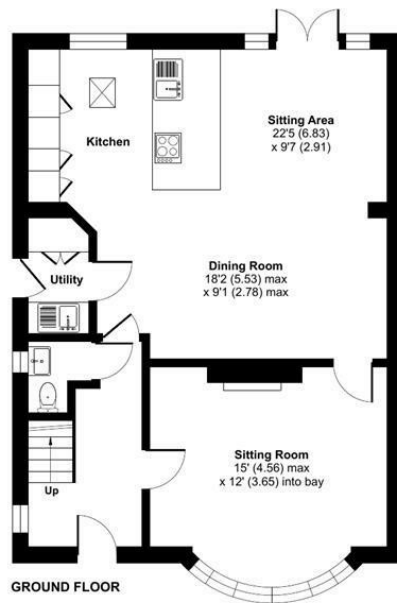
Council Tax:
Band E

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.





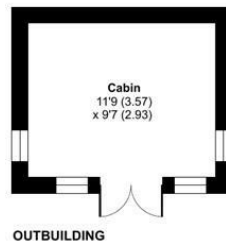
FIRST FLOOR



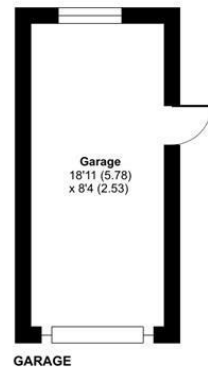
GROUND FLOOR

Ground Floor = 715 sq ft / 66.4 sq m
First Floor = 460 sq ft / 42.7 sq m
Garage = 158 sq ft / 14.6 sq m
Total = 1333 sq ft / 123.7 sq m

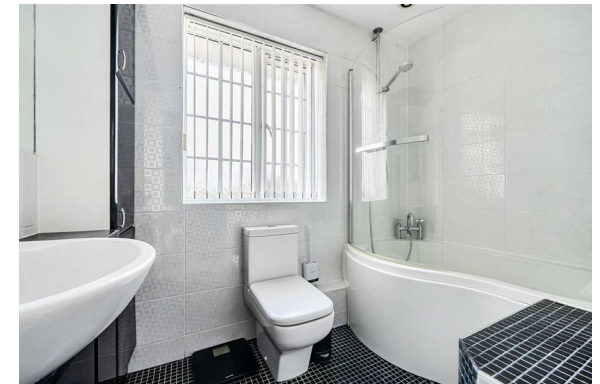
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OUTBUILDING



GARAGE



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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