



22 Regent Road, Chandler's Ford, SO53 2GU

£425,000

Located in the heart of Chandler's Ford on Regent Road, this beautifully presented semi-detached house offers a perfect blend of space, comfort and convenience. With a spacious living room, kitchen and thoughtful extension to include a utility room and cloakroom, this home is designed for modern living. The property boasts three generous bedrooms, providing ample space for family or guests, and a modern bathroom that adds to the overall appeal. The long driveway leads to a garage, ensuring plenty of parking for residents and visitors alike. One of the standout features of this home is the stunning 70-foot rear garden, which enjoys a delightful southerly aspect, making it an ideal space for outdoor entertaining or simply relaxing in the sun. Situated in a convenient central location, you will find yourself within walking distance of local shops, bus routes, and the railway station, making commuting and daily errands a breeze. This property is not just a house; it is a wonderful family home that combines excellent presentation with a prime location.

ACCOMMODATION

Ground Floor

Entrance porch:

Front door to:

Reception hall:

Stairs to first floor with cupboard under.

Living room:

21'2" x 12'6" (6.46m x 3.82m) Fireplace with gas coal effect fire, doors to:

Conservatory:

12'11" x 12'9" (3.94m x 3.89m) Tiled floor, electric heater, double doors to rear garden.

Kitchen:

13'7" x 8'8" (4.13m x 2.62m) Range of fitted units incorporating breakfast bar, integrated fridge, freezer and dishwasher, space for oven, tiled floor.

Utility room:

9'3" x 8'8" (2.83m x 2.65m) Space and plumbing for appliances, cupboards, door to rear garden.

Cloakroom:

Modern suite comprising wash basin with cupboard under, WC.

First Floor

Landing:

Hatch to loft space.

Bedroom 1:

12'11" x 12'5" (3.93m x 3.79m) Fitted wardrobes, airing cupboard.

Bedroom 2:

12'5" x 7'10" (3.79m x 2.38m) Fitted wardrobe.

Bedroom 3:

9'4" x 8'9" (2.84m x 2.66m)

Bathroom:

Modern suite comprising: Bath with mixer tap, separate shower cubicle, wash basin with cupboard under, tiled walls and floor.

Cloakroom:

Suite comprising WC.

OUTSIDE

Front:

To the front of the property is a long brick paved driveway affording parking for several vehicles leading to the garage. Adjacent to this is a lawned area with well stocked borders, side gate to rear garden.

Rear:

The rear garden is a particularly attractive feature of the property measuring approximately 70 ft x 46 ft and enjoying a pleasant southerly aspect. Adjoining the house is a paved patio and pond with waterfall feature. A good sized level lawn is surrounded and interspersed with well stocked borders, vegetable patch, garden shed and greenhouse. Enclosed by hedging and fencing.

Garage:

15'11" x 8'4" (4.85m x 2.55m) Light and power, door to rear garden.

OTHER INFORMATION

Tenure:

Freehold

Approximate Age:

1956

Approximate Area:

1396 sq ft / 129.6 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 ladder

Infant/Junior School:

Fryern Infant School / Fryern Junior School

Secondary School:

The Toynbee School

Local Council:

Eastleigh Borough Council - 02380 688000

Council Tax:

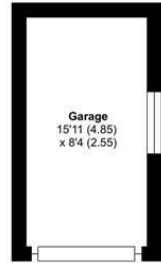
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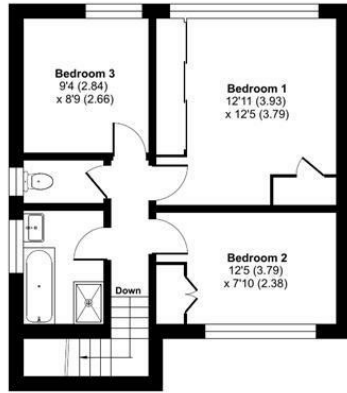
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Ground Floor = 773 sq ft / 71.8 sq m
 First Floor = 490 sq ft / 45.5 sq m
 Garage = 133 sq ft / 12.3 sq m
 Total = 1396 sq ft / 129.6 sq m

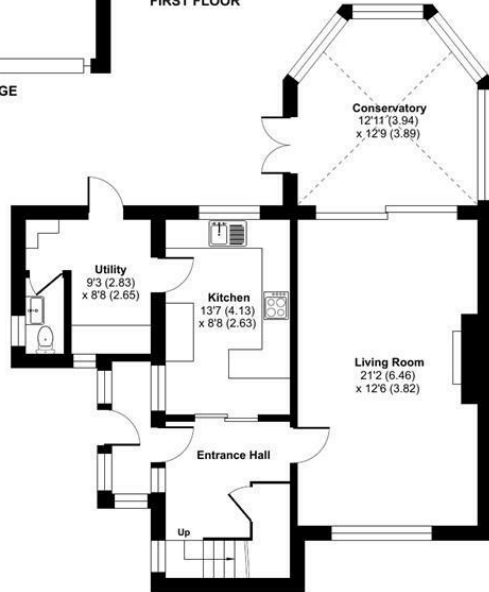
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GARAGE



FIRST FLOOR



GROUND FLOOR



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		78
(55-68) D	64	
(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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