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3 Ford Avenue, Chandler's Ford, SO53 3BA £525,000

A substantial detached family home offering versatile accommodation with the option for a ground floor bedroom. The property provides well proportioned accommodation and boasts a semi open plan nature whilst also benefitting from three reception rooms along with four bedrooms and two bathrooms. Externally there is a super 91' x 53' rear garden with a large decking area, immediately outside of the ground floor living space, that sits above an extensive garden. Ford Avenue provides convenient transport access to Eastleigh, Southampton and the M3 and M27 motorways. No. 3 is offered for sale with no forward chain.

ACCOMMODATION:

Ground Floor:

Entrance Hall:
Stairs to first floor.

Bathroom:
6'5" x 5'7" (1.96m x 1.70m) Comprising bath with mixer tap and shower attachment, wash hand basin, wc.

Study/Bedroom 5:
12'11" max x 10'5" max Built in storage cupboard.

Sitting Room:
19'11" x 10'11" (6.07m x 3.33m)

Kitchen/Breakfast Room:
19'11" x 10'11" (6.07m x 3.33m) Space for cooker, integrated extractor hood, space and plumbing for dishwasher, space for fridge freezer, fitted breakfast bar, tiled floor.

Utility Room:
8'11" x 5'9" (2.72m x 1.75m) Space and plumbing for washing machine, space for tumble dryer, wall mounted boiler, tiled floor.

Dining/Family Room:
15'8" x 8'11" (4.78m x 2.72m) Tiled floor.

First Floor:

Landing
Access to loft space.

Bedroom 1:
15'8" x 9' (4.78m x 2.74m) Fitted wardrobes.

Bedroom 2:
13'2" plus bay x 9'10" (4.01m x 3.00)

Bedroom 3:
10'11" x 9'6" plus bay (3.33m x 2.90m)

Bedroom 4:
10'10" max x 9'8" plus bay (3.30m x 2.95m)

Shower Room:
9' x 5'10" (2.74m x 1.78m) Comprising shower in cubicle, wash hand basin, WC.

OUTSIDE:

Front:
Area laid to lawn, variety of bushes and plants, side access to garden, block paved driveway providing off road parking.

Rear Garden:
Measures approximately 91‘ x 53‘ and comprises large raised deck area, outside tap, steps leading to area laid to lawn, mature hedgerow and trees.

OTHER INFORMATION

Tenure:
Freehold

Approximate Age:
1965

Approximate Area:
1642sqft/152.4sqm

Sellers Position:
No forward chain

Heating:
Gas central heating

Windows:
UPVC double glazing

Loft Space:
Fully boarded with ladder and light connected

Infant/Junior School:
Fryern Infant/Junior School

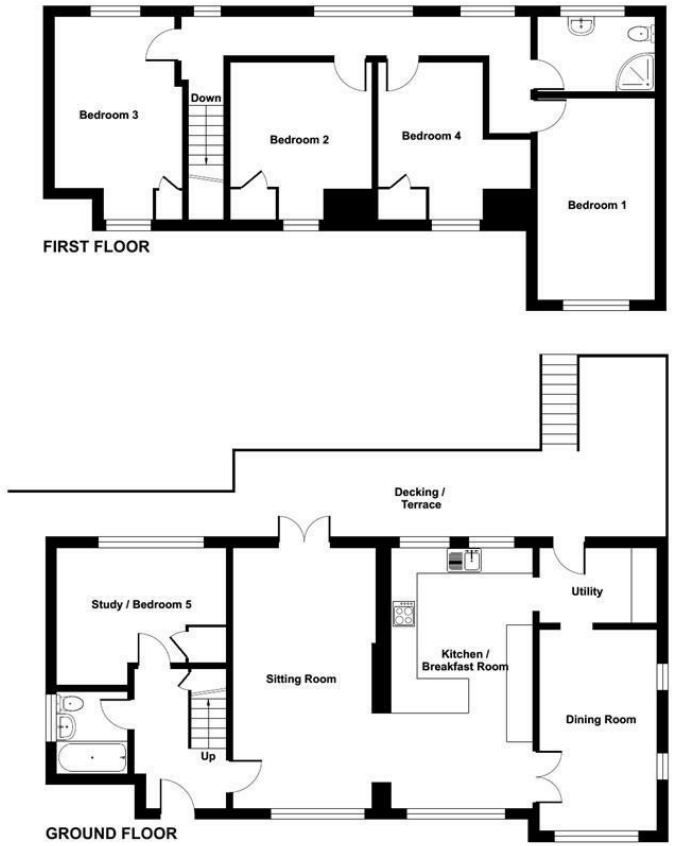
Secondary School:
Toynbee Secondary School

Local Council:
Eastleigh Borough Council - 02380 688000

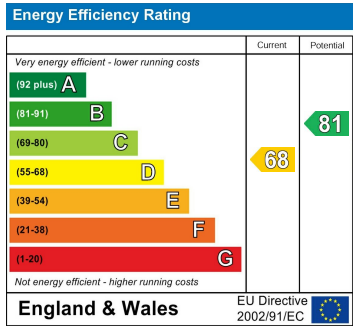
Council Tax:
Band E

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.

Ground Floor = 907 sq ft / 84.2 sq m
First Floor = 735 sq ft / 68.2 sq m
Total = 1642 sq ft / 152.4 sq m
For identification only - Not to scale



Floor plan produced in accordance with RICS Property Measurement 2nd Edition, Incorporating International Property Measurement Standards (IPMS2 Residential). ©nichecom 2025. Produced for Sparks Ellison. REF: 1252030



94 Winchester Road, Chandler's Ford, Hampshire, SO53 2GJ

Sales: t: 02380 255333 e: property@sparksellison.co.uk
Lettings: t: 02380 018518 e: lettings@sparksellison.co.uk

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