



# 34 Park Road, Chandler's Ford, SO53 2EP

£640,000

This beautifully presented three-bedroom detached home combines elegant Georgian style architecture with spacious and versatile accommodation, creating an ideal family home. The property benefits from excellent kerb appeal and attractive gardens. The ground floor comprises a spacious entrance hall, generous dining room, a comfortable sitting room, and a bright conservatory overlooking the rear garden. The kitchen is well appointed with ample storage and workspace. Furthermore, downstairs this home benefits a large garage which is perfect for a workshop, extra storage or a home gym. Upstairs, there are three well proportioned bedrooms alongside a neatly fitted family bathroom. Externally, the property enjoys a private, West facing rear garden and a large driveway providing ample off road parking. Conveniently located within a sought after area of Chandler's Ford, this attractive detached home offers a great balance of space, comfort, and practicality.

## ACCOMMODATION

### Ground Floor

#### Entrance hall:

Storage cupboard under the stairs..

#### Sitting room:

16'4" x 10'11" (4.98m x 3.32m) Electric fireplace.

#### Dining room:

10'8" x 10'5" (3.24m x 3.17m) Flexible space which could also be used as a snug or office space.

#### Conservatory:

12'10" x 10'5" (3.91m x 3.17m) French doors onto rear garden.

#### Kitchen:

16'4" x 10'5" (4.98m x 3.17m) Range of units comprising integrated electric oven, induction hob with extractor hood over. Space for a fridge/freezer, washing machine and dishwasher. Access to garage and utility.

#### Cloakroom:

Wash basin and WC.

#### Utility:

8'11" x 5'6" (2.71m x 1.68m) Housing boiler and tumble dryer.

### First floor

#### Landing:

Access to loft space.

#### Bedroom 1:

16'4" x 10'4" (4.98m x 3.14m) Built in wardrobes and overhead storage. Further range of built in wardrobes.

#### Bedroom 2:

10'7" x 10'4" (3.23m x 3.15m) Built-in wardrobe.

#### Bedroom 3:

9'4" x 8'5" Fitted drop down bed.

#### Bathroom:

White suite comprising WC, wash basin with cupboard under and bath with shower over and glass screen.

## OUTSIDE

### Front:

Large shingle driveway providing parking for three vehicles. Area laid to lawn with flower beds and shrubs bordering the lawn.

### Rear:

Large patio area with steps up to wooden pergola and path leading to greenhouse and shed. Area laid to lawn surrounded by flower bedding, hedging and shrubs. Extra storage space behind the garage. Side access gained between the garage and the house.

### Garage:

16'6" x 16'2" (5.02m x 4.94m) Electric garage door and ample space for a workshop or the potential to make a gym.

## OTHER INFORMATION

### Tenure:

Freehold

### Approximate Age:

1960's

### Approximate Area:

1581 sq ft / 146.8 sq m

### Sellers Position:

No forward chain

### Heating:

Gas central heating

### Windows:

UPVC double glazing

### Loft Space:

Fully boarded with connected light and connected ladder.

### Infant/Junior School:

Chandler's Ford Infant School / Merdon Junior School

### Secondary School:

The Toynbee School

### Local Council:

Eastleigh Borough Council - 02380 688000

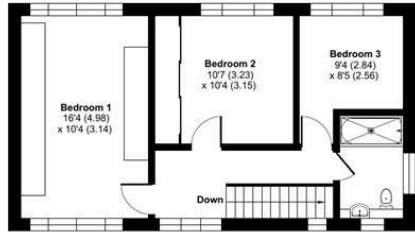
### Council Tax:

Band D

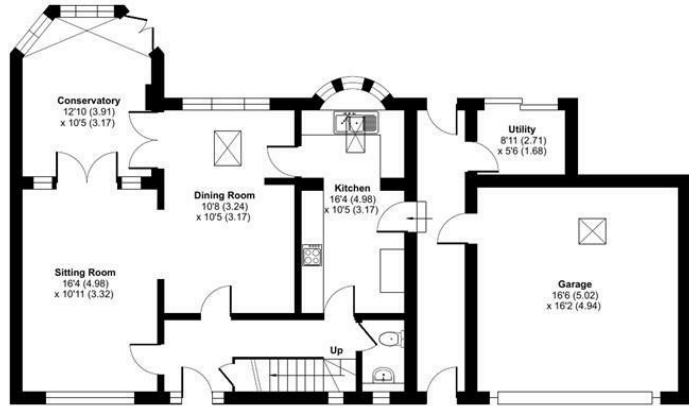
### Agents Note:

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 = 774 sq ft / 71.9 sq m  
 First Floor = 503 sq ft / 46.7 sq m  
 Garage = 267 sq ft / 24.8 sq m  
 Outbuilding = 37 sq ft / 3.4 sq m  
 Total = 1581 sq ft / 146.8 sq m  
 For identification only - Not to scale



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	65	77
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

Floor plan produced in accordance with RICS Property Measurement 2nd Edition, Incorporating International Property Measurement Standards (IPMS2 Residential). © ritchecom 2026. Produced for Sparks Ellison. REF: 1458331

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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.



