



sparks ellison

18 Walnut Close, Chandler's Ford, SO53 5RQ

£385,000

Nestled in the charming Walnut Close in Hiltingbury, Chandler's Ford, this beautifully presented three bedroom semi detached home offers a superb blend of comfort and style. Upon entering, you are welcomed by a spacious entrance hall, setting the tone for the rest of the property. The separate sitting room provides a cosy and inviting space, ideal for both relaxing and entertaining. The heart of the home is the impressive open-plan kitchen/dining room, which overlooks the private rear garden, creating a wonderful setting. The kitchen is well appointed and thoughtfully designed, making it perfect for everyday use. Upstairs, there are three spacious bedrooms, served by a neatly presented family bathroom. The rear garden is a particular highlight, enjoying a desirable westerly aspect and having been attractively landscaped to provide a private and peaceful outdoor space. Further benefits include access to a home office and a garage, enhancing the practicality of the home. This property is ideally suited to families or professionals seeking a well presented home in a sought after and convenient location.

ACCOMMODATION

Ground Floor

Entrance hall:
Stairs to first floor.

Cloakroom:
Comprising wash basin and WC.

Kitchen/dining room:
18'4" x 9'4" (5.60m x 2.85m) Open plan space, range of units including integrated dishwasher, electric oven and hob with extra extractor hood over. French doors onto rear garden. Space for a washing machine and fridge/freezer.

Sitting room:
17'2" x 11'0" (5.22m x 3.35m) Fireplace and fitted storage unit.

First Floor

Landing:
Loft access and storage cupboard.

Bedroom 1:
12'4" x 10'11" (3.77m x 3.33m) Built in wardrobe.

Bedroom 2:
11'9" x 11'2" (3.57m x 3.40m) Built in wardrobe.

Bedroom 3:
9'4" x 7'0" (2.85m x 2.14m)

Bathroom:
White suite comprising bath, shower cubicle, WC and wash basin.

OUTSIDE

Front:
Lawned space and path to front door.

Rear garden:
Patio area, lawn space with picket fence separating the path to rear gate. Access to garage and home office. Westerley facing.

Garage:
18'4" x 7'10" (5.60m x 2.39m) The rear of the garage has been converted into a home office measuring: 7'10" x 7'0" (2.39m x 2.14m)

OTHER INFORMATION

Tenure:
Freehold

Approximate Age:
1964

Approximate Area:
1193 sq ft / 110.6 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 connected ladder

Infant/Junior School:
Hiltingbury Infant School / Hiltingbury Junior School

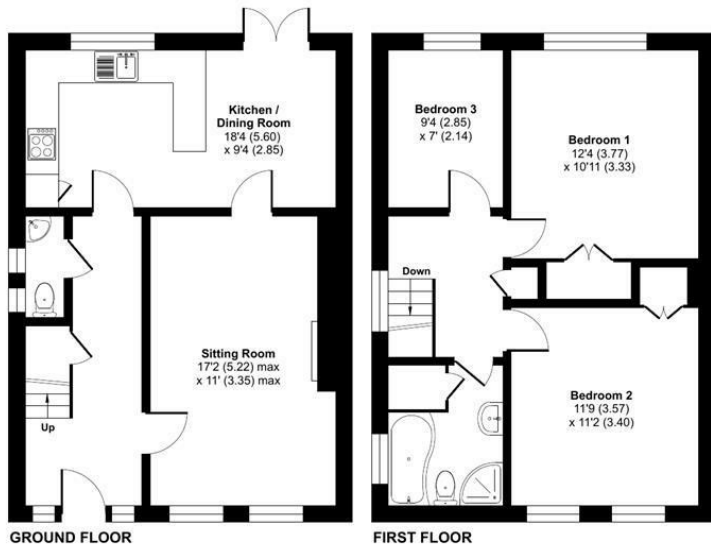
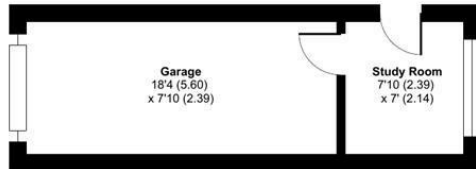
Secondary School:
Thornden School

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 = 495 sq ft / 45.9 sq m
 First Floor = 495 sq ft / 45.9 sq m
 Garage = 203 sq ft / 18.8 sq m
 Total = 1193 sq ft / 110.6 sq m
 For identification only - Not to scale



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		82
(69-80) C	69	
(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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