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36 Thirlstane Firs, Chandler's Ford, SO53 4NX £450,000

Situated in a quiet cul-de-sac in Valley Park, this three bedroom detached house offers well balanced accommodation ideal for family living. The property features a spacious entrance hall leading into a large sitting/dining room, along with a well appointed kitchen and a cloakroom. Upstairs, there are three good sized bedrooms and a beautifully refitted family bathroom. Outside, the property benefits from a substantial private rear garden, attached garage, and driveway parking. Conveniently located close to local amenities, well regarded schools, and transport links, this property is well suited to families and buyers looking for a popular residential location.

ACCOMMODATION

Ground floor:

Entrance hall:
Stairs to firstfloor, understair storage space.

Sitting/Dining Room:
22'6" x 12'9" (6.87m x 3.88m) French doors onto rear garden.

Kitchen:
10'4" x 8'3" (3.14m x 2.51m) Range of units comprising integrated gas hob and electric oven with extractor hood over, space for washing machine, dishwasher and fridge.

Cloakroom:
Modern suite comprising WC and wash basin.

First floor

Landing:
Access to loft space.

Bedroom 1:
12'0" x 10'2" (3.66m x 3.09m)

Bedroom 2:
12'6" x 12'1" (3.80m x 3.69m)

Bedroom 3:
9'7" x 9'4" (2.91m x 2.84m)

Bathroom:
Modern suite with porcelain tiles, WC, wash basin with cupboard under and bath. Airing cupboard.

OUTSIDE

Front:
Driveway parking with access to garage, path to front door.

Rear garden:
Measuring approximately 29 ft max x 43ft max and north facing. Patio area leading to the garage. Lawn area, shingle seating space. Side patio and storage space with path leading around the borders of the garden.

OTHER INFORMATION

Tenure:
Freehold

Approximate Age:
1984

Approximate Area:
1010 sq ft / 93.6 sq m

Sellers Position:
Looking for a forward purchase

Heating:
Gas central heating

Windows:
UPVC double glazing

Loft Space:
Partially boarded, connected light

Infant/Junior School:
St Francis C of E Primary School

Secondary School:
The Toynbee School

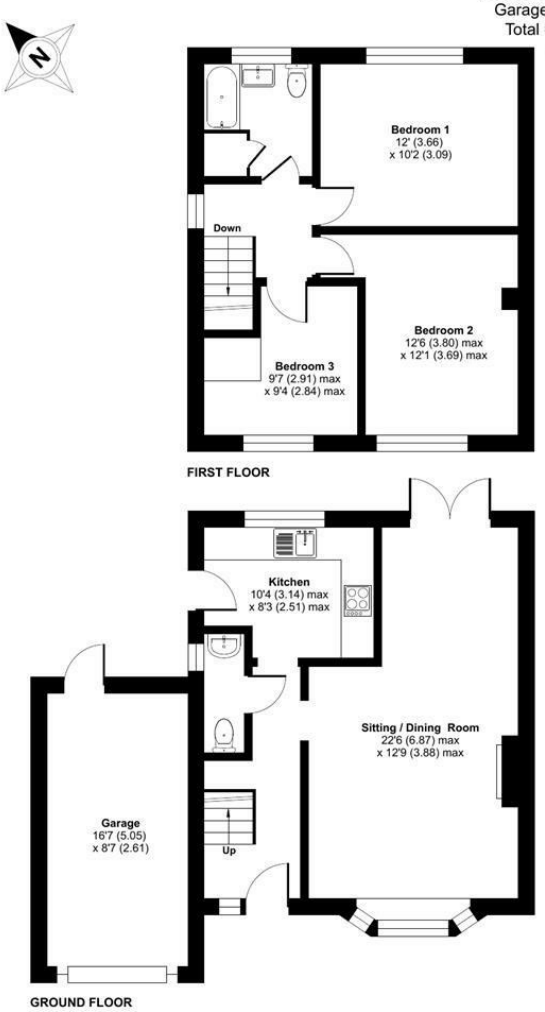
Local Council:
Test Valley Borough Council - 01264 368000

Council Tax:
Band D

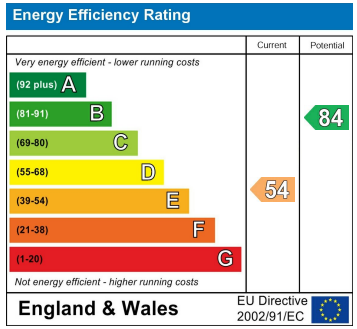
Agents Note:
If you have an offer accepted on a property we will need to, by law, conduct Anti Money Laundering Checks. There is a charge of £60 including vat for these checks regardless of the number of buyers involved.

Ground Floor = 438 sq ft / 40.6 sq m
First Floor = 430sq ft / 39.9 sq m
Garage = 142 sq ft / 13.1 sq m
Total = 1010 sq ft / 93.6 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 2026. Produced for Sparks Ellison. REF: 1464044



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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