



119 Chalvington Road, Chandler's Ford, SO53 3EG

£465,000

Located on Chalvington Road on the southern side of Chandler's Ford, this delightful detached bungalow offers an exceptional living experience. With its excellent presentation and flexible layout, this property is perfect for families or those seeking a comfortable retirement home. Upon entering, you will be greeted by a spacious reception room that provides a warm and inviting atmosphere, ideal for both relaxation and entertaining guests. The modern kitchen is a standout feature, equipped with fittings that make cooking a pleasure. The bungalow boasts three generous bedrooms, each offering ample space and natural light, ensuring a restful retreat for all family members. The property also includes two modern bathrooms, thoughtfully designed to cater to the needs of a busy household. Outside, the bungalow is complemented by a driveway that accommodates 2 to 3 cars, providing ample parking space for residents and visitors alike and neat and tidy gardens to front and rear. The surrounding area is peaceful and welcoming, making it an ideal location for those who appreciate being close to local amenities. In summary, this charming bungalow on Chalvington Road is a rare find, combining modern comforts with a flexible living space. It is a perfect opportunity for anyone looking to settle in a desirable area of Chandler's Ford. Do not miss the chance to make this lovely property your new home.

ACCOMMODATION

Ground Floor

Reception hall:

Hatch to loft space.

Sitting room:

18'4" x 10'11" (5.58m x 3.33m) Fireplace with electric fire, dual aspect windows.

Kitchen:

11'10" x 11'3" (3.61m x 3.42m) Refitted range of modern cream gloss units, recess for Range style oven with extractor hood over, integrated dishwasher, space and plumbing for further appliances, tiled floor.

Bedroom 1:

12'4" x 12'2" (3.76m x 3.71m)

Bedroom 2:

16'9" x 10'11" (5.10m x 3.33m)

Bedroom 3:

10'11" x 9'8" (3.33m x 2.95m)

Rear lobby:

Tiled floor, door to rear garden, walk in cupboard housing boiler, storage cupboard.

Shower room:

Refitted modern suite with walk in shower cubicle, wash basin, WC, tiled walls and floor, storage cupboard.

Bathroom:

Suite comprising bath with mixer tap and shower unit over, wash basin with cupboard under, WC, tiled walls and floor.

OUTSIDE

Front:

To the front of the property is a gravel driveway affording off street parking for two to three vehicles with adjacent lawned area, enclosed by mature planting and hedging. Side access to rear garden.

Rear garden:

Approximately 51 ft x 27 ft. The rear garden enjoys patio areas, gravelled areas, lawned area, enclosed by fencing, garden shed.

OTHER INFORMATION

Tenure:

Freehold

Approximate Age:

1950's

Approximate Area:

1005 sq ft / 93.3 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:

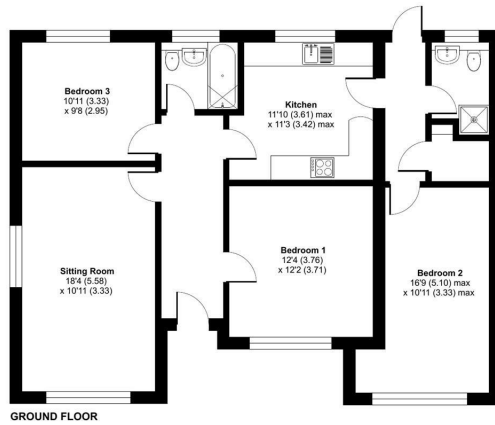
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Agents Note:

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 = 1005 sq ft / 93.3 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). © nrbocom 2020. Produced for Sparks Ellison. REF: 1452728



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D		68	77
(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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