



sparkes ellison

# 40 Hemlock Way, Chandler's Ford, SO53 4LT

£435,000

A three bedroom link-detached family home situated in the highly sought after Knightwood Park development. The accommodation comprises a fairly open plan ground floor with sitting room leading through to a dining room which in turn provides access to the kitchen. On the first floor there are three bedrooms, including a principal bedroom with en-suite shower room, together with a family bathroom. Externally, the property enjoys a private rear garden providing an ideal space for outdoor entertaining and family enjoyment. To the front is a driveway providing off road parking leading to an integral garage. Hemlock Way is conveniently positioned within walking distance of Knightwood Primary School, local shops and woodland walks, whilst also benefiting from excellent transport links to Southampton, Winchester and the M3 motorway network.

## ACCOMMODATION:

### Ground Floor:

### Entrance Porch:

### Entrance Vestibule:

### Cloakroom:

Comprising wash basin, WC.

### Sitting Room:

17'2" x 13'8" (5.22m x 4.16m) Understairs storage cupboard.

### Dining Room:

8'6" x 8'2" (2.58m x 2.49m)

### Kitchen:

8'6" x 8'1" (2.58m x 2.47m) Built in oven, built in electric hob, integrated extractor hood, space and plumbing for washing machine, space and plumbing for dishwasher, space for fridge freezer.

### First Floor:

### Landing:

Access to loft space.

### Bedroom 1:

13'1" x 10'2" (3.98m x 3.11m) Built in double wardrobe.

### En-Suite:

Comprising shower in cubicle, wash basin, WC.

### Bedroom 2:

12'11" x 8'4" (3.94m x 2.53m)

### Bedroom 3:

8'9" x 8'0" (2.67m x 2.43m)

### Bathroom:

Comprising bath with shower over, wash basin, WC. Built in airing cupboard housing hot water tank.

## OUTSIDE:

### Front:

Area laid to lawn, mature bushes, driveway providing off road parking.

### Rear Garden:

Measures approximately 35' x 25' and comprises area laid to lawn, paved patio area, outside tap.

### Garage:

With up and over door, power and light, wall mounted boiler.

## OTHER INFORMATION

### Tenure:

Freehold

### Approximate Age:

1995

### Approximate Area:

888 sq ft / 82.3 sq m

### Sellers Position:

No forward chain

### Heating:

Gas central heating

### Windows:

UPVC double glazing

### Infant/Junior School:

Knightwood Primary School / St Francis C of E Primary School

### Secondary School:

The Toynbee School

### Local Council:

Test Valley Borough Council - 01264 368000

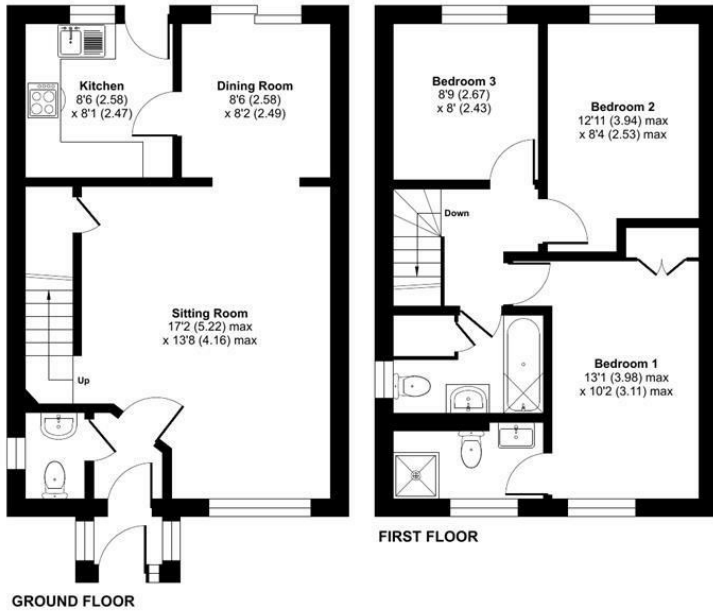
### Council Tax:

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 = 451 sq ft / 41.8 sq m  
 First Floor = 437 sq ft / 40.5 sq m  
 Total = 888 sq ft / 82.3 sq m  
 For identification only - Not to scale



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		<b>87</b>
(69-80) <b>C</b>	<b>70</b>	
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
<b>England &amp; Wales</b>	EU Directive 2002/91/EC	

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