



sparks ellison

41 Westwood Gardens, Chandler's Ford, SO53 1FN

£475,000

Located in the highly sought after cul-de-sac of Westwood Gardens, Chandler's Ford, this detached house presents an exceptional opportunity for those looking to create their dream home with extensive modernisation required and, subject to planning, the ability to extend. With a generous plot of approximately 0.15 of an acre, the property boasts a spacious rear garden measuring around 72' x 37', enjoying a delightful south-westerly aspect that is perfect for soaking up the sun. The house features a well thought out layout, comprising four bedrooms—two conveniently located on the ground floor and two on the first floor. The accommodation also includes three reception rooms, providing ample space for both relaxation and entertaining. A sitting room, study, and kitchen are all part of this inviting home, along with a bathroom. The property is set back from the road, featuring a generous frontage with a large brick paved driveway that leads to a garage, ensuring plenty of parking space for residents and guests alike. While the house requires complete modernisation throughout, this presents a fantastic opportunity for buyers to personalise the space to their taste and lifestyle. Located in the central Hiltlingbury area, the property is conveniently close to all local amenities, making it an ideal choice for families and professionals alike. With no onward chain, this property is ready for its new owners to transform it into a stunning residence. Do not miss out on this remarkable opportunity to invest in a home with great potential in a desirable location.

ACCOMMODATION

Ground Floor

Reception Hall:

Stairs to first floor with cupboards under.

Sitting Room:

13'10" x 13'9" (4.21m x 4.20m)

Dining Room:

10'8" x 9'5" (3.26m x 2.87m) Door to rear garden.

Kitchen:

13'11" x 9'5" (4.23m x 2.88m) Door to rear garden, boiler.

Study:

6'7" x 6'5" (2.01m x 1.96m)

Cloakroom:

Bathroom:

Bath with mixer taps, wash basin.

Bedroom 3:

11'1" x 10'3" (3.39m x 3.13m)

Bedroom 4:

11'1" x 8'6" (3.39m x 2.59m)

First Floor

Landing:

Access to eaves storage.

Bedroom 1:

12'8" x 10'4" (3.86m x 3.14m)

Bedroom 2:

12'4" x 9'7" (3.75m x 2.91m)

OUTSIDE

The total plot extends to approximately 0.15 of an acre and represents an attractive feature of the property.

Front:

To the front of the property is a generous brick paved driveway that affords parking for several vehicles leading to the garage, patio area and lawned area, side access to rear garden.

Rear Garden:

The rear garden measures approximately 72 ft by 37 ft and enjoys a pleasant south westerly aspect, mainly laid to lawn, well stocked shrub borders.

Garage:

Electric door, light and power.

OTHER INFORMATION

Tenure:
Freehold

Approximate Age:
1970

Approximate Area:
1497 sq ft / 138.9 sq m (including garage)

Sellers Position:
No forward chain

Heating:
Gas central heating

Windows:
UPVC double glazing

Infant/Junior School:
Chandler's Ford Infant School / Merdon Junior School

Secondary School:
Thornden School

Local Council:
Eastleigh Borough Council - 02380 688000

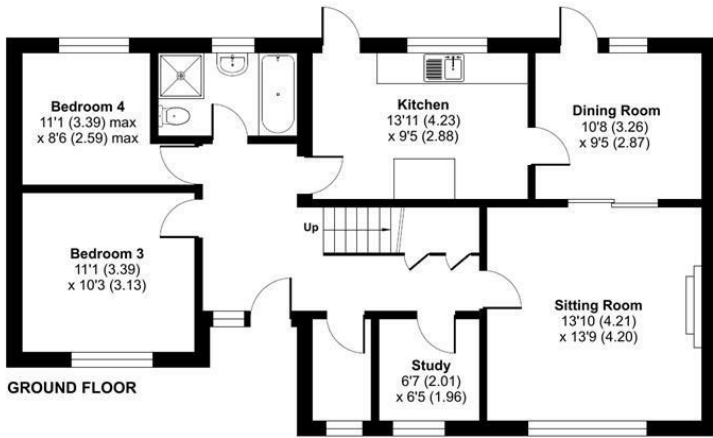
Council Tax:
Band E

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.

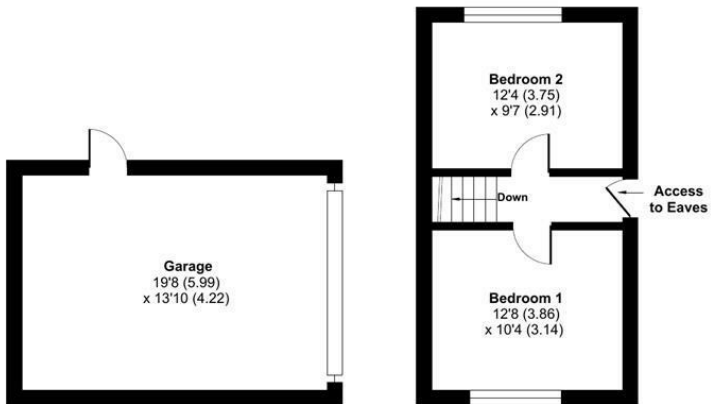




Ground Floor = 934 sq ft / 86.7 sq m
 First Floor = 291 sq ft / 27 sq m
 Garage = 272 sq ft / 25.2 sq m
 Total = 1497 sq ft / 138.9 sq m
 For identification only - Not to scale



GROUND FLOOR



FIRST FLOOR



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E	54	
(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). © richcom 2026. Produced for Sparks Ellison. REF: 1477693

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