



34 Tees Close, Chandler's Ford, SO53 4RU

£435,000

Situated in the sought after area of Valley Park, Chandler's Ford, this spacious three bedroom detached home offers an excellent combination of comfort, practicality and convenience. The ground floor features a bright dual aspect sitting room, separate dining room, modern kitchen and convenient cloakroom. The dining room connects seamlessly with the kitchen, creating a welcoming space for everyday living and entertaining. Upstairs are three well proportioned bedrooms, including a principal bedroom with en suite, alongside a family bathroom. Outside, the property benefits from driveway parking for up to three vehicles, a private rear garden and a garage, providing useful additional storage. The property is ideally located for local amenities and falls within the highly regarded Thornden school catchment area. With its generous accommodation, excellent parking and desirable location, this is a superb family home in Chandler's Ford and warrants an early viewing.

ACCOMMODATION

Ground Floor

Entrance Hall:

Access to dining room, sitting room, cloakroom and stairs to fist floor with an understair storage cupboard.

Sitting Room:

15'8" x 10'10" (4.77m x 3.31m) Dual aspect with bay window looking onto the front garden.

Dining Room:

8'11" x 8'11" (2.72m x 2.72m)

Kitchen:

9'5" x 9' (2.87m x 2.75m) Range of units comprising integrated gas hob, integrated electric oven with extractor hood over. Space for fridge/freezer and washing machine. Door to rear garden.

First Floor

Landing

Access to loft space and airing cupboard.

Bedroom 1:

12'8" x 9'4" (3.85m x 2.84m) Fitted overhead storage, fitted wardrobes and dressing table.

En-suite:

Suite comprising shower cubicle, WC, wash basin with cupboard under.

Bedroom 2:

11'1" x 9'6" (3.39m x 2.90m)

Bedroom 3:

10'4" x 6' (3.16m x 1.82m)

Bathroom:

Suite comprising bath with shower over, WC, wash basin with cupboard under.

OUTSIDE

Front:

Area laid to lawn with driveway parking leading to garage.

Rear Garden:

Patio area with area laid to lawn, side access, garden shed and shrubs bordering the garden.

Garage:

16'5" x 9'1" (5.00m x 2.78m)

OTHER INFORMATION

Tenure:

Freehold

Approximate Age:

1986

Approximate Area:

1087sqft/100.9sqm

Sellers Position:

No forward chain

Heating:

Gas central heating

Windows:

UPVC double glazing

Loft Space:

Partially boarded with light connected

Infant/Junior School:

Hiltingbury Infant & Junior School / St Francis C of E Primary School

Secondary School:

Thornden School

Local Council:

Test Valley Borough Council - 01264 368000

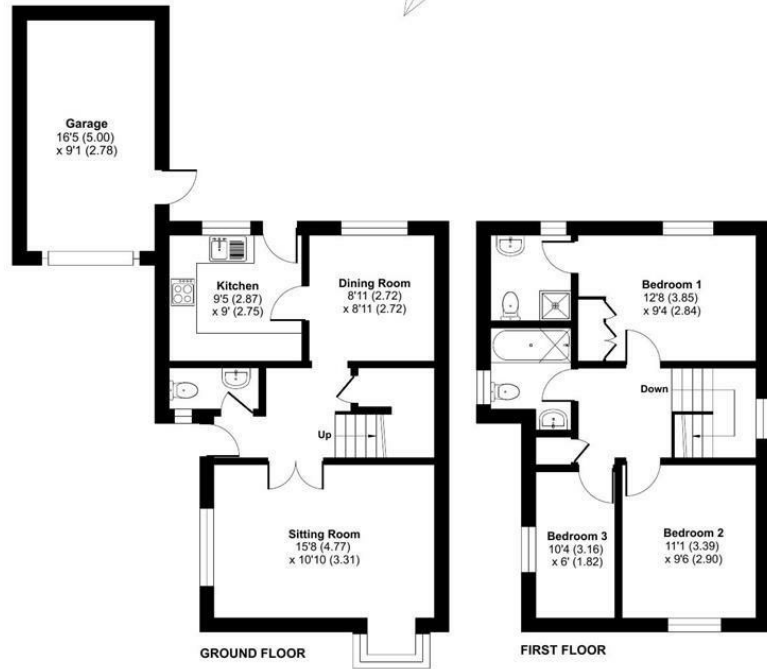
Council Tax:

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 = 473 sq ft / 43.9 sq m  
 First Floor = 464 sq ft / 43.1 sq m  
 Garage = 150 sq ft / 13.9 sq m  
 Total = 1087 sq ft / 100.9 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>                            |                         |           |
| (69-80) <b>C</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 |           |

94 Winchester Road, Chandler's Ford, Hampshire, SO53 2GJ

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While we endeavour to make our sales particulars fair, accurate and reliable, they are only a general guide to the property and, accordingly, if there is any point which is of particular importance to you please contact the office and we will be pleased to check it for you, especially if you are contemplating travelling some distance to view the property. These approximate room sizes are only intended as general guidance. You must verify the dimensions carefully before ordering carpets or any built in furniture. Please note we have not tested the services or any of the equipment or appliances in this property, accordingly we strongly advise prospective buyers to commission their own survey or service report before finalising their offer to purchase. These particulars are issued in good faith but do not constitute representations of fact or form part of any offer or contract. The matters referred to in these particulars should be independently verified by prospective buyers or tenants. Neither Sparks Ellison nor any of its employees or agents has any authority to make or give any representation or warranty whatever in relation to this property. Your home is at risk if you do not keep up repayments on a mortgage or other loan secured on it. Written quotations available on request. All loans secured on property. Life assurance usually required.



