



sparks ellison

84 Ashdown Road, Chandler's Ford, SO53 5QG

£450,000

Located in the desirable area of Ashdown Road, Hiltingbury, Chandler's Ford, this detached house presents a remarkable opportunity for those looking to create their dream home. Built in 1972, the property boasts four spacious bedrooms and a reception room, providing ample space for family living. While the house is in need of complete refurbishment, this offers a blank canvas for potential buyers to personalise and transform the space to their liking. With plenty of potential, you can truly make it your own and add value to this property. The location is particularly appealing, situated within walking distance of Hocombe Mede and picturesque woodland walks. Additionally, local shops are conveniently close, ensuring that everyday amenities are easily accessible. Families will appreciate being within the catchment areas for the highly regarded Hiltingbury and Thornden schools, making this an ideal choice for those with children. Furthermore, the property is offered with no onward chain, allowing for a smooth and straightforward purchase process. This is a rare opportunity to acquire a home in a sought-after location, requiring modernisation, so do not miss your chance to explore the possibilities that await this property.

ACCOMMODATION

Ground Floor

Entrance Porch:

Front door to:

Reception Hall:

Stairs to first floor with cupboard under.

Cloakroom:

Wash basin, WC.

Sitting/Dining Room:

24'1" x 13'11" (7.34m x 4.24m) Gas fireplace, double doors to rear garden.

Kitchen/Breakfast Room:

16'11" x 8'11" (5.15m x 2.71m) Range of units, door to lobby.

First Floor

Landing:

Hatch to loft space, airing cupboard.

Bedroom 1:

17'0" x 11'9" (5.18m x 3.58m) Built in cupboard.

Bedroom 2:

12'0" x 11'4" (3.66m x 3.45m)

Bedroom 3:

11'9" x 8'11" (3.59m x 2.73m)

Bedroom 4:

11'8" x 8'2" (3.55m x 2.48m)

Bathroom:

Bath, WC, wash basin.

OUTSIDE

Front:

Area for driveway, side access to rear garden.

Rear Garden:

Approximately 35' x 39' enclosed by fencing and hedging.

Garage:

16'5" x 8'2" (5.00m x 2.50m)

OTHER INFORMATION

Tenure:

Freehold

Approximate Age:

1972

Approximate Area:

1405 sq ft / 130.5 sq m (including garage)

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 School / Hiltingbury Junior School

Secondary School:

Thornden School

Local Council:

Eastleigh Borough Council - 02380 688000

Council Tax:

Band E

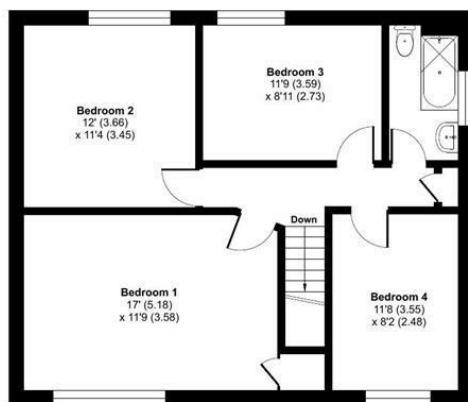
Agents Note:

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.

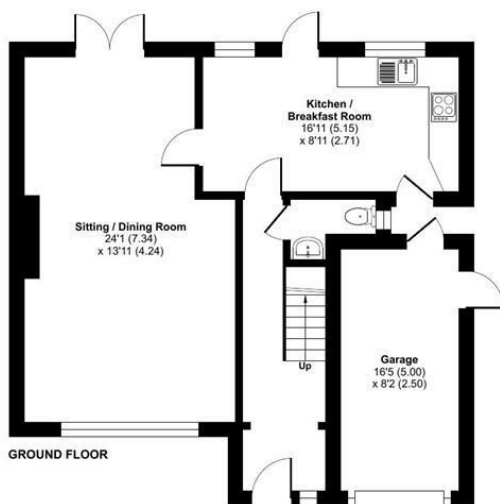


Ground Floor = 590 sq ft / 54.8 sq m
 First Floor = 690 sq ft / 64.1 sq m
 Garage = 125 sq ft / 11.6 sq m
 Total = 1405 sq ft / 130.5 sq m

For Identification only - Not to scale



FIRST FLOOR



GROUND FLOOR

Floor plan produced in accordance with RICS Property Measurement 2nd Edition, Incorporating International Property Measurement Standards (IPMS2 Residential). © nrichcom 2026. Produced for Sparks Ellison. REF: 1530158.



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		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	63	76
	EU Directive 2002/91/EC	

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