
17
se
est.2003
sparks ellison

17 Carisbrooke Crescent, Chandler's Ford, SO53 2LQ £350,000

A well proportioned three bedroom semi detached home, extending to approximately 1,270 sq ft of versatile accommodation, ideally situated in a sought after Chandler's Ford location. The property is well presented throughout and offers excellent family living space, comprising a welcoming porch leading into a spacious entrance hall, a generous sitting/dining room, an extended kitchen/breakfast room and a bright sun room/study looking onto the rear garden. Further benefits to the ground floor include a convenient cloakroom and integral garage. Upstairs, the property features three well proportioned bedrooms and a family bathroom providing ample space for growing families or those working from home. Externally, a substantial driveway offers off road parking for multiple vehicles whilst the rear garden has been designed for ease of maintenance creating an enjoyable outdoor space with minimal upkeep. The property is exceptionally well located being within easy walking distance of Chandler's Ford centre, and its range of amenities, whist also falling within the highly regarded Toynbee School catchment area. Excellent transport links are close at hand with convenient access to both the M3 and M27 motorway networks. Offering fantastic potential and a highly desirable location, this represents an excellent opportunity to acquire a family home in one of Chandler's Ford's most popular residential areas.

ACCOMMODATION

Ground Floor

Porch:

Entrance Hall:
Stairs to first floor and understairs storage cupboard.

Sitting/Dining Room:
24'3" x 11'4" (7.40m x 3.45m) max, Access into conservatory.

Conservatory:
7'7" x 7'6" (2.32m x 2.28m), access onto the rear garden.

Kitchen/Breakfast Room:
Kitchen area 12'5" x 7'9" (3.79m x 2.37m), max, Breakfast area 12'6" x 10'6" (3.82m x 3.20m) max. Fitted with a range of units comprising space for a washing machine, dishwasher and tumble dryer, integrated fridge/freezer and built-in larder cupboard. Door to the lean-to.

Lean-To:
10'7" x 3'7" (3.22m x 1.10m), door to rear garden.

Cloakroom:
Comprising WC and wash hand basin.

First Floor

Landing:
Access to loft space and airing cupboard.

Bedroom 1:
13'1" x 7'10" (4.01m x 2.39m), fitted wardrobes.

Bedroom 2:
10'11" x 9'10" (3.32m x 3.00m) Max.

Bedroom 3:
10'0" x 6'11" (3.05m x 2.11m), built in wardrobe.

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

Cloakroom:
WC

OUTSIDE

Front:
Brick paved driveway for multiple vehicles.

Rear Garden:
Measuring approximately 26' x 26' Brick paved patio area, steps to shingle and lawned area, bordered by fencing. Garden shed.

Garage:
18'2" x 8'1" (5.54m x 2.46m).

OTHER INFORMATION

Tenure:
Freehold

Approximate Age:
1969

Approximate Area:
1270 sq ft / 117.8 sq m (including garage)

Sellers Position:
No forward chain

Heating:
Gas central heating

Windows:
UPVC double glazing

Loft Space:
Fully boarded with connected ladder and connected light.

Infant/Junior School:
Fryern Infant School / Fryern Junior School

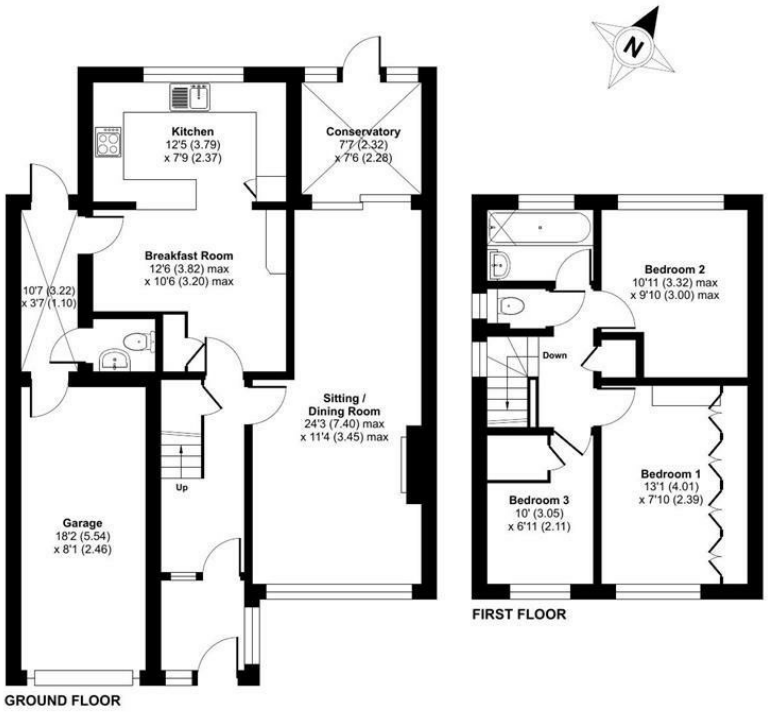
Secondary School:
The Toynbee School

Local Council:
Eastleigh Borough Council - 02380 688000

Council Tax:
Band C

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 = 712 sq ft / 66.1 sq m
First Floor = 410 sq ft / 38 sq m
Garage = 148 sq ft / 13.7 sq m
Total = 1270 sq ft / 117.8 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). ©nichecom 2026. Produced for Sparks Ellison. REF: 1525088

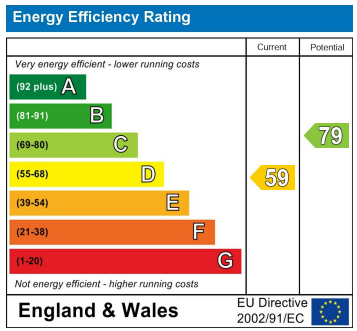












94 Winchester Road, Chandler's Ford, Hampshire, SO53 2GJ

Sales: t: 02380 255333 e: property@sparksellison.co.uk
Lettings: t: 02380 018518 e: lettings@sparksellison.co.uk

The Property Ombudsman
NAEA National Association of Estate Agents

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.







