sparks ellison
est.2003

# 19 Heathfield Road, Chandler's Ford, SO53 5RP £485,000

Located on the sought after Heathfield Road in the desirable area of Hiltingbury, Chandler's Ford, this delightful detached house, built in 1963, presents an excellent opportunity for those looking to create their dream home. With three well-proportioned bedrooms and a spacious reception room, this property offers ample living space for families or individuals alike. The location is particularly appealing, as it is conveniently situated within walking distance to local shops, Hiltingbury School, and both a community and leisure centre, making it ideal for those who appreciate a vibrant neighbourhood. The property does require updating and modernisation, allowing you to personalise the space to your taste and style. Notably, the main bedroom has the potential to be split, offering the possibility of transforming this home into a four-bedroom residence or adding an en-suite for added convenience. The rear garden boasts a southerly aspect, providing a lovely outdoor space to enjoy throughout the year. Additionally, the property features a driveway and a garage, ensuring ample parking and storage options. With no forward chain, this home is ready for you to make it your own without delay. In summary, this detached house on Heathfield Road is a fantastic opportunity for those seeking a spacious home in a sought-after location, with the potential to enhance and modernise to suit your needs. Don't miss the chance to view this property and envision the possibilities it holds.

## ACCOMMODATION

### Ground Floor

**Reception Hall:**
Stairs to first floor, cupboard under.

**Cloakroom:**
Wash basin, WC.

**Sitting Room:**
20'0" × 11'0" (6.10m × 3.35m) Fireplace, patio doors to rear garden.

**Kitchen/Dining Room:**
20'1" × 10'11" max (6.13m × 3.34m max) Range of units, boiler, space and plumbing for appliances. The dining area affords space for table and chairs with door to outside.

### First Floor

**Landing:**
Hatch to loft space.

**Bedroom 1:**
20'0" × 10'11" max (6.10m × 3.32m max) Fitted wardrobes (Please note that this room is large enough to incorporate an en-suite or change to four bedrooms if required).

**Bedroom 2:**
11'0" × 10'8" (3.36m × 3.26m) Fitted wardrobe.

**Bedroom 3:**
11'0" × 9'0" (3.35m × 2.74m)

**Bathroom:**
Suite comprising bath with mixer tap and shower attachment, wash basin, WC.

## OUTSIDE

**Front:**
To the front of the property is a driveway leading to the garage with adjacent lawned area and side path to rear garden.

**Rear Garden:**
Approximately 36' x 33'8". Adjoining the house is a patio leading onto a lawned area, enclosed by hedging and fencing. The garden enjoys a pleasant southerly aspect.

**Garage:**
17'2" × 8'3" (5.24m × 2.51m) Door to rear garden.

## OTHER INFORMATION

**Tenure:**
Freehold

**Approximate Age:**
1963

**Approximate Area:**
1306 sq ft / 121.1 sq m

**Sellers Position:**
No forward chain

**Heating:**
Gas and Electric

**Windows:**
UPVC double glazing

**Loft Space:**
Partially boarded with connected light

**Infant/Junior School:**
Hiltingbury Infant School / Hiltingbury Junior School

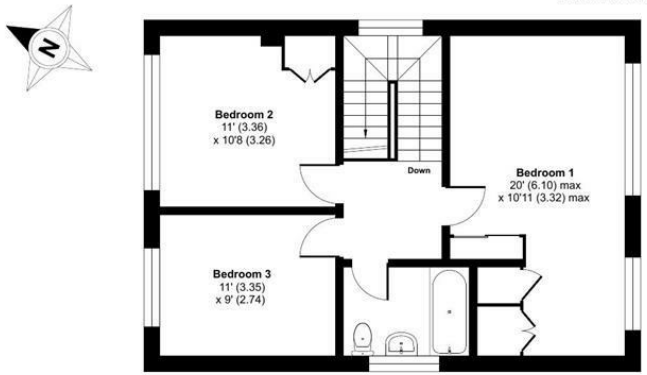
**Secondary School:**
Thornden School

**Local Council:**
Eastleigh Borough Council - 02380 688000

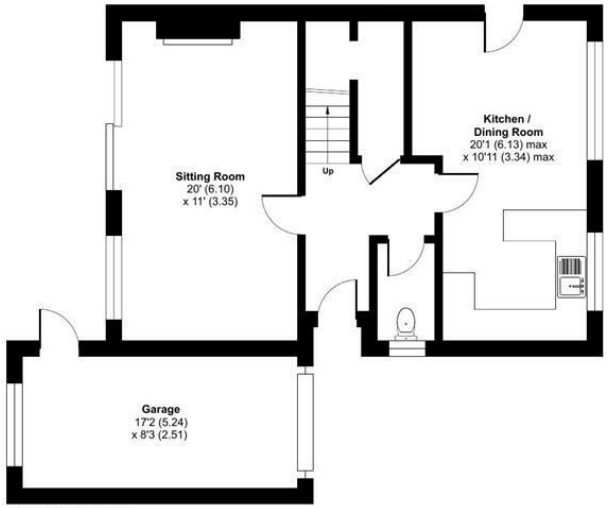
**Council Tax:**
Band E

**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 = 582 sq ft / 54 sq m
First Floor = 582 sq ft / 54 sq m
Garage = 142 sq ft / 13.1 sq m
Total = 1306 sq ft / 121.1 sq m
For identification only - Not to scale

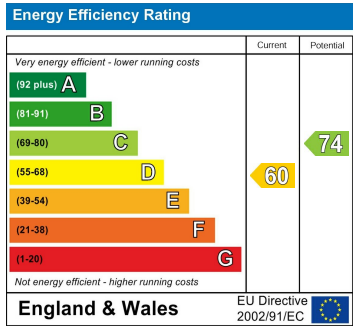



FIRST FLOOR




GROUND FLOOR

Floor plan produced in accordance with RICS Property Measurement 2nd Edition, Incorporating International Property Measurement Standards (IPMS2 Residential). ©nichecom 2026. Produced for Sparks Ellison. REF: 1500917





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



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.