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12 Cumberland Avenue, Chandler's Ford, SO53 2JX £389,950

Located in the desirable area of Cumberland Avenue, Chandler's Ford, this stunning semi-detached home offers a perfect blend of modern living and convenience. The property has been thoughtfully extended to the rear, providing a delightful dining room/snug, ideal for family gatherings or entertaining guests, open plan to the fabulous re-fitted kitchen. In addition is a spacious sitting room that invites relaxation and comfort. This home boasts three well-proportioned bedrooms, each beautifully presented, along with a re-fitted bathroom that exudes contemporary elegance. The attention to detail throughout the property ensures a warm and welcoming atmosphere, making it an ideal choice for families or professionals alike. Situated in a sought-after location, residents will benefit from being within walking distance to both junior and secondary schools, as well as the vibrant centre of Chandler's Ford, which offers a variety of shops and amenities. The property also features a lovely rear garden with a westerly aspect, perfect for enjoying the afternoon sun. Additionally, a driveway and garage provide convenient off-road parking and storage. This semi-detached home is not just a property; it is a wonderful opportunity to embrace a lifestyle in a thriving community. With its modern features and prime location, it is sure to attract interest from discerning buyers. Do not miss the chance to make this beautiful house your new home.

ACCOMMODATION

Ground Floor

Reception Hall:
Stairs to first floor with cupboard under.

Sitting Room:
15'0" x 11'4" (4.56m x 3.45m) Wooden floor, chimney breast with storage cupboards either side.

Kitchen:
15'0" x 8'8" (4.57m x 2.65m) An attractive range of re-fitted shaker style units, integrated double electric oven and gas hob with extractor hood over, integrated washing machine, space and plumbing for dishwasher, space for upright fridge freezer, tiled floor, open access to:

Dining Room/Snug:
14'5" x 11'1" (4.39m x 3.38m) Tiled floor, door to driveway, bifold doors to rear garden.

Cloakroom:
Modern suite comprising wash basin, WC, tiled floor.

First Floor

Landing:

Bedroom 1:
14'11" x 8'10" (4.55m x 2.70m) Fitted wardrobes and built in cupboard.

Bedroom 2:
11'3" x 6'3" (3.44m x 1.91m) Built in cupboard.

Bedroom 3:
8'4" x 8'3" (2.53m x 2.51m) Fitted wardrobes.

Bathroom:
Re-fitted modern suite comprising P shaped bath with glazed screen and shower unit, wash basin, WC, brick style tiling.

OUTSIDE

Front:
The front garden is laid to lawn with flower and shrub borders, adjacent driveway and double gates provide off street parking leading to the garage.

Rear Garden:
Approximately 28' in length providing a pleasant westerly aspect. Adjoining the property is a good sized decked area ideal for outside entertaining, leading onto a lawned area with flower and shrub borders, enclosed by fencing.

Garage:
16'6" x 7'6" (5.03m x 2.28m)

OTHER INFORMATION

Tenure:
Freehold

Approximate Age:
1960's

Approximate Area:
1101 sq ft / 102.1 sq m (including garage)

Sellers Position:
Looking for a forward purchase

Heating:
Gas central heating

Windows:
UPVC double glazing

Loft Space:
Partially boarded with connected light and connected ladder

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

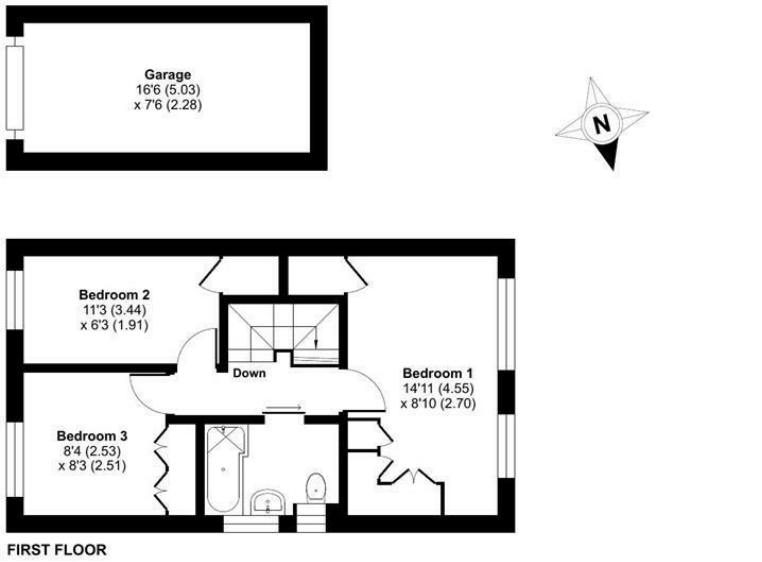
Secondary School:
The Toynbee School

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 = 568 sq ft / 52.7 sq m
First Floor = 410 sq ft / 38 sq m
Garage = 123 sq ft / 11.4 sq m
Total = 1101 sq ft / 102.1 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: 1525685

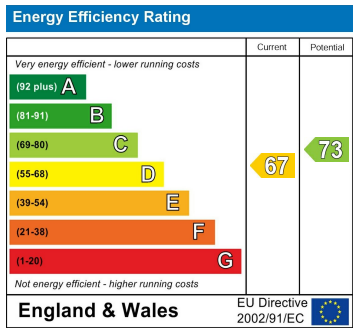












94 Winchester Road, Chandler's Ford, Hampshire, SO53 2GJ

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

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