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262 Leigh Road, Chandler's Ford, SO53 3AW £475,000

A fantastic opportunity to purchase a superb three bedroom family home located just a short distance to the motorway junction. Enjoying some superb features such as ample parking, a large rear garden, a , Eastleigh and Chandler's Ford railway Stations, the Number 1 bus route on Bournemouth road and the amazing kitchen/dining/sitting room, which is undoubtedly the heart of the home and where the family spends the majority of their time.

ACCOMMODATION

Ground Floor

Entrance Hall:
Understairs cupboard

Sitting Room/Bedroom 4:
13'6" x 11'0" (4.11m x 3.35m)

Dining Room:
12'6" x 11'0" (3.80m x 3.35m) Log burner and underfloor heating.

Bathroom/Utility
Modern suite comprising wash basin, WC, bath with shower overhead, and extractor fan. Range of units encasing utilities.

Kitchen/Dining/Family Room
Family Room: 16'10" x 16'10" (5.14m x 5.13m) Kitchen area: 15'11" x 9'10" (4.84m x 3.00m) Modern kitchen with a range of units, integrated sink and dishwasher, fitted double fridge, breakfast bar and access to the side of the property. Large sitting/dining space with double doors leading into the rear garden. Underfloor heating throughout.

First Floor

Landing:
Access to loft space.

Bedroom 1:
12'7" x 10'1" (3.83m x 3.07m)

Bedroom 2:
11'0" x 10'0" (3.35m x 3.05m) Built in wardrobe.

Bedroom 3:
9'5" x 9'0" (2.86m x 2.74m)

Bathroom:
Wash basin with cupboard under, WC bath, extractor fan and cupboard housing boiler.

Outside

Front:
Driveway parking for three vehicles

Rear
Rear garden measuring approximately 28'9" x 65'0". Adjoining the property is a patioed area leading to steps up to an area laid to lawn.

OTHER INFORMATION

Tenure:
Freehold

Approximate Age:
1940

Approximate Area:
1412 sq ft / 131.1 sq m

Sellers Position:
Purchasing a new build property

Heating:
Gas central heating, underfloor heating in the kitchen/family room

Windows:
UPVC double glazing

Loft Space:
Partially boarded, ladder connected

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

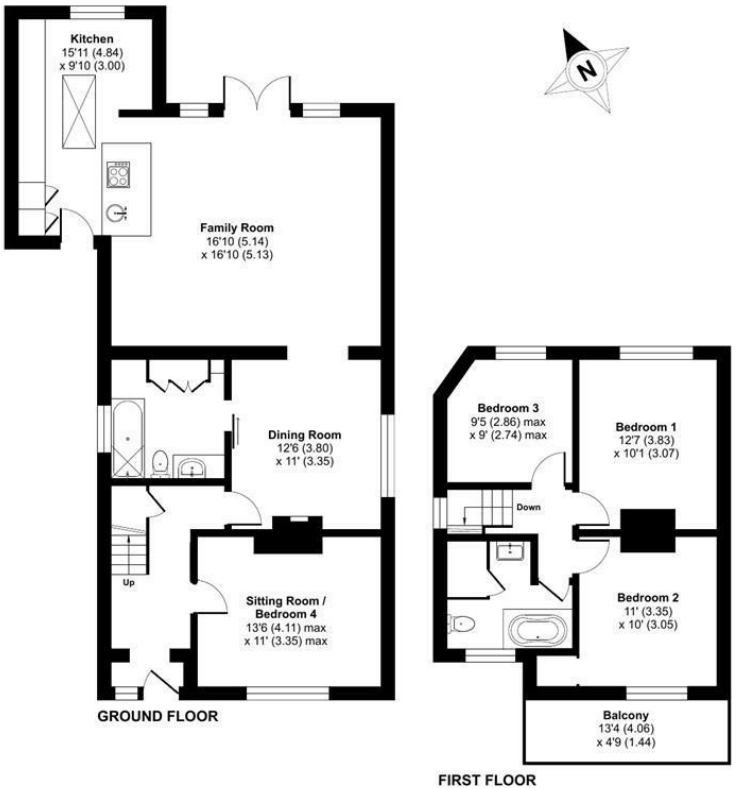
Secondary School:
The Toynbee School

Local Council:
Eastleigh Borough Council - 02380 688000

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 = 958 sq ft / 89 sq m
First Floor = 454 sq ft / 42.1 sq m
Total = 1412 sq ft / 131.1 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: 1417418

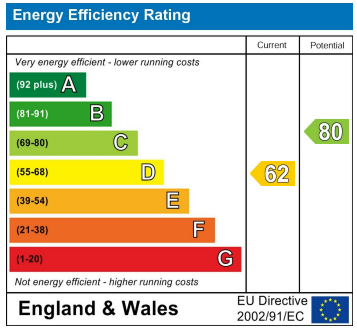












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The Property Ombudsman

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.







