



**29., Cornwall Road, Chandler's Ford, Eastleigh, SO53 3GF**  
**£320,000**

Welcome to Cornwall Road, Chandler's Ford, Eastleigh - a charming location for this recently refurbished house. This delightful property boasts one reception room, perfect for entertaining guests or relaxing with family. With three cosy bedrooms, there's ample space for the whole family to unwind and rest comfortably.

The house features a modern fitted kitchen, ideal for whipping up delicious meals and creating lasting memories. The property also offers a well-maintained bathroom, ensuring convenience and comfort for all residents.

One of the highlights of this townhouse is the off-road parking, providing ease and security for your vehicles. Additionally, the enclosed rear garden offers a private outdoor space where you can enjoy the fresh

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The property is accessed from the road via a dropped kerb leading onto a driveway providing off road parking for several vehicles. A composite door with obscure glazed panels and chrome door furniture opens onto

### Entrance Porch

Of upvc construction with polycarbonate roof and wall light point.

An oak door with three glazed panels opens into

### Entrance Hallway

Smooth plastered ceiling, two LED downlighters, tall modern radiator, power point.

Staircase leading to the first floor landing.

### Lounge 15'6" x 11'6" (4.74 x 3.53)

Smooth plastered ceiling, eight LED downlighters, four wall mounted speakers. Natural light is provided by a large upvc double glazed window to the front aspect, modern electric panel heater. Wall light point.

The room centres on a log burning stove with storage to either side of the chimney breast recess. Concealed behind one of the cupboards is the data point and wiring for speakers.

A door opens to an under stairs storage cupboard housing the electric meter, consumer unit and benefits from a light point.

### Kitchen / Diner 8'0" x 14'5" (2.45 x 4.40)

#### Dining Area

Smooth plastered ceiling, two LED downlighters, continuation of laminate flooring from the lounge, a pair of upvc glazed doors opens to the garden. Tall modern style electric radiator.



#### Kitchen Area

The kitchen is fitted with a range of low level cupboard and drawer base units, heat resistant worksurface with a range of matching wall mounted cupboards over. Inset composite sink with mono block mixer tap, 'Neff' burner induction hob, integrated 'Neff' electric fan assisted oven and matching combination microwave over. Tall fridge / freezer, space for undercounter appliances.

Smooth plastered ceiling, four LED downlighters, upvc double glazed window to the rear aspect, continuation of laminate floor covering.



### First Floor

The landing is accessed by a straight flight staircase from the entrance hallway. The landing has a smooth plastered ceiling, ceiling light point.

### Bedroom 1 13'0" + robes recess x 8'5" (3.97 + robes recess x 2.59)

Smooth plastered ceiling, eight LED downlights, upvc double glazed window to the front aspect, modern electric panel heater, provision of power points.

An oak door leads to an airing cupboard housing a pressurised hot water cylinder with slatted linen shelving over and hanging rail.



### Bedroom 2 8'5" x 8'0" (2.59 x 2.44)

Smooth plastered ceiling, ceiling light point, upvc double glazed window to the rear aspect, provision of power points, modern wall mounted electric panel heater.



### Bedroom 3 5'11" x 7'7" (1.81 x 2.33)

Smooth plastered ceiling, ceiling light point, access to the roof void, upvc double glazed window to the front aspect, provision of power points, network and telephone point.

A built in cupboard provides hanging rail and storage.



### Family Bathroom 5'11" x 4'9" (1.82 x 1.47)

Smooth plastered ceiling, two LED downlighters, extractor fan, obscure upvc double glazed window to the rear aspect. Tiled flooring, modern tall electric heated towel rail.

Fitted with a three piece white suite comprising wash hand basin set within a vanity unit with storage below, corner close coupled wc with dual push flush, panel bath with a glass and chrome shower screen over and thermostatic Myra shower valves within.



### Rear Garden

Stepping out onto an area laid to shingle providing a pleasant seating area. A paved path continues down the garden which is principally laid to lawn and enclosed by timber fencing. To the rear of the garden is a vegetable patch area.

A second area of patio with pergola over, large timber built shed, pedestrian side gate and access to a rear service road.



### Council Tax Band B



