

Green Summit, Chestnut Avenue, Chandler's Ford, Eastleigh, SO53 3HG

We are delighted to bring Green Summit to market for sale by informal tender, All offers to be received by the 19th of July by 12:00 noon. Situated on a sizeable plot close to local amenities. This family sized home offers versatile living accommodation giving scope to make it your own. The property is currently arranged as an inviting entrance hallway, lounge, dining room, cloakroom, kitchen with 2 further reception rooms (currently being utilised as a bedroom and study), two further bedrooms and family bathroom are located to the first floor.

ESTATE AGENTS LETTING AGENTS PROPERTY MANAGEMENT AUCTIONEERS VALUERS PLANNING & DEVELOPMENT CONSULTANTS

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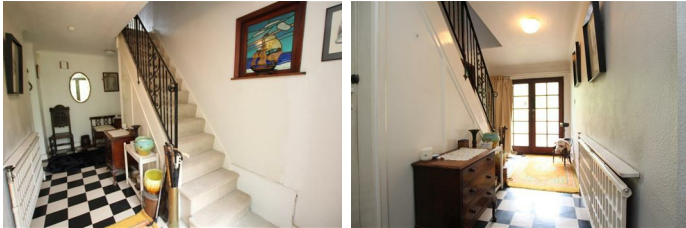
INFORMAL TENDER - GUIDE PRICE £500,000

From Chestnut Avenue the property is accessed via a wrought iron gate to a paved path leading to a recessed front entrance door. An oak door with obscure single glazing with a full height adjacent windows opening onto

Entrance Hallway

A large and inviting entrance with a textured ceiling, single panel radiator. Wall mounted 'Drayton' heating control thermostat.

Staircase leading to the first floor landing with wrought iron balustrade and spindles and useful under stairs storage cupboard.



Lounge 17'10" x 13'10" (5.44 x 4.22)

Textured ceiling, aluminium single glazed crittall window with lead lighting to the side aspect. A pair of aluminium crittall stained glass single glazed windows to the front aspect. A fifteen panel single glazed door gives access to a canopied area.

Single panel radiator, four wall light points, provision of power points and television point. The room centres on an open fireplace.



Dining Room 11'4" x 9'9" (3.46 x 2.99)

Textured ceiling, aluminium crittall single glazed window with lead lighting to the side and rear aspects. Ceiling light point, provision of power points, single panel radiator.



Kitchen 13'9" x 10'10" (4.20 x 3.32)

Textured ceiling, ceiling light point, wall light point, aluminium crittall single glazed window with lead lighting to the rear and side aspects. Aluminium obscure glazed door giving access to the rear.

The kitchen is fitted with a range of low level cupboard and drawer base units, tall larder style unit, gas and electric points. Two built in storage pantries open, one with an obscure crittall aluminium window to the rear aspect, gas meter and shelving. The other cupboard provides useful shelving.



Bedroom 3 13'4" x 11'10" (4.07 x 3.63)

Textured ceiling, ceiling light point, walk in bay window to the front aspect and a window to the side. Single panel radiator, provision of power points, wall light point.



Bedroom 4 11'4" x 8'6" (3.46 x 2.61)

Textured ceiling, ceiling light point, window to the side aspect, single panel radiator.



Cloakroom

Fitted with a wall mounted wash hand basin and a high level wc. Textured ceiling, ceiling light point, window to the side aspect.



Bathroom 5'7" x 7'7" (1.72 x 2.33)

Smooth plastered ceiling, ceiling light point, window to the rear aspect, heated towel rail. Fitted with a three piece coloured suite with shower over the bath.

First Floor

The landing is accessed by a straight flight staircase from the entrance hallway. Textured ceiling, ceiling light point, access to the roof void.

An airing cupboard opens and houses an insulated hot water cylinder with slatted linen shelving over.

Master Bedroom 15'3" x 13'8" (4.67 x 4.17)

Smooth plastered ceiling, ceiling light point, window to the side aspect, single panel radiator, provision of power points. Two double wardrobes accessed by sliding doors providing hanging rail and shelving.

A pair of doors opens to useful eaves storage.



Double Garage 18'1" x 15'6" (5.53 x 4.74)

Accessed by a fibreglass up and over door or a side pedestrian door. Natural light is provided by an aluminium crittal window with lead lighting.

Bedroom 2 17'3" narrowing to 13'10" x 13'10" (5.26 narrowing to 4.23 x 4.23)

Smooth plastered ceiling, ceiling light point, window to the front and side aspect, provision of power points. The room benefits from wardrobes providing hanging rail and shelving.

A pair of doors opens to useful eaves storage.



Rear Garden

The rear garden is a particular feature of this property.

To either side of the property is are mature shrub beds and fruit

trees. Enclosed by hedging and principally laid to lawn.

A brick outbuilding



Council Tax Band D

Brick Outbuilding 9'8" x 7'10" (internal measurements) (2.97 x 2.39 (internal measurements))

Accessed by a wooden door, natural light is provided by two wooden glazed windows to the front and side aspects.

Chimney breast with open fire.



Parking

Off road parking is available for several vehicles and accessed by Chestnut Close.

Floor plan

Ground Floor
93.2 sq.m. approx.

1st Floor
60.8 sq.m. approx.



TOTAL FLOOR AREA : 144.1 sq.m. approx.

While every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of walls, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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Energy Efficiency Rating	
Current	Potential
Very energy efficient - lower running costs	
(92 plus) A	83
(81-91) B	
(69-80) C	
(55-68) D	
(39-54) E	
(21-38) F	
(1-20) G	
Not energy efficient - higher running costs	
England & Wales	
EU Directive 2002/91/EC	

Environmental Impact (CO ₂) Rating	
Current	Potential
Very environmentally friendly - lower CO ₂ emissions	
(92 plus) A	83
(81-91) B	
(69-80) C	
(55-68) D	
(39-54) E	
(21-38) F	
(1-20) G	
Not environmentally friendly - higher CO ₂ emissions	
England & Wales	
EU Directive 2002/91/EC	