

A two-story brick house with a dark tiled roof and white guttering. The house features a white double garage door on the left, a central front door with a small porch, and several windows with white frames. A stone path leads from the road to the front door. The house is surrounded by a green lawn and some shrubs. The sky is blue with scattered white clouds.

**Rowe
& Co.**

42 Carlyn Drive, Chandler's Ford

Eastleigh

In Excess of **£550,000**

**Rowe
& Co.**



42 Carlyn Drive

Chandler's Ford, Eastleigh

This wonderful four-bedroom detached home is set in a quiet cul-de-sac and only a short distance to the centre of Chandlers Ford.

Accommodation to the ground floor comprises an entrance hall, lounge, 26ft kitchen / dining room, store/study and W/C. On the first floor are four well-proportioned bedrooms with en-suite to master and family bathroom. Outside has a large frontage with driveway and a secluded south facing rear garden.

LOCATION

Chandler's Ford is a popular Hampshire town with a variety of shops, restaurants and traditional public houses. The local catchment schools are Fryern Infant & Junior and Toynbee Secondary school, alongside several well-regarded private schools. Approximately a 15-minute drive to Winchester and a 17-minute drive to Southampton, both cities have an extensive range of facilities. Communications are excellent with the M3 and M27 nearby and the railway station has links to Winchester and Southampton; London Waterloo is 57 minutes from Winchester and 65 minutes from Southampton Parkway.

Council Tax band: E

Tenure: Freehold

EPC Energy Efficiency Rating: C

- Catchment To Popular Local Schools
- South Facing Rear Garden
- En-Suite To Master
- Garage & Driveway
- Four Well Proportioned Bedrooms
- 26ft Kitchen / Dining Room
- Ground Floor W/C



42 Carlyn Drive

Chandler's Ford, Eastleigh

INSIDE

You enter the property into a spacious entrance hall that is laid to oak effect flooring with doors leading to all rooms and stairs to the first floor. A door to one side leads into the spacious lounge which has a window to the front aspect and is laid to carpet.

The wonderful 26ft kitchen / dining room has a window and sliding french doors to the rear and has been laid to tile flooring, there is plenty of space to one end for a large table and chairs. The kitchen itself has been fitted with a range of gloss wall and base level units with complimentary quartz worktops and a breakfast bar to one end, there is space for free standing appliances and a range style cooker with gas hob. There is a boot room / study with a window to the front and the cloakroom has been fitted with a wash hand basin and low-level W/C.

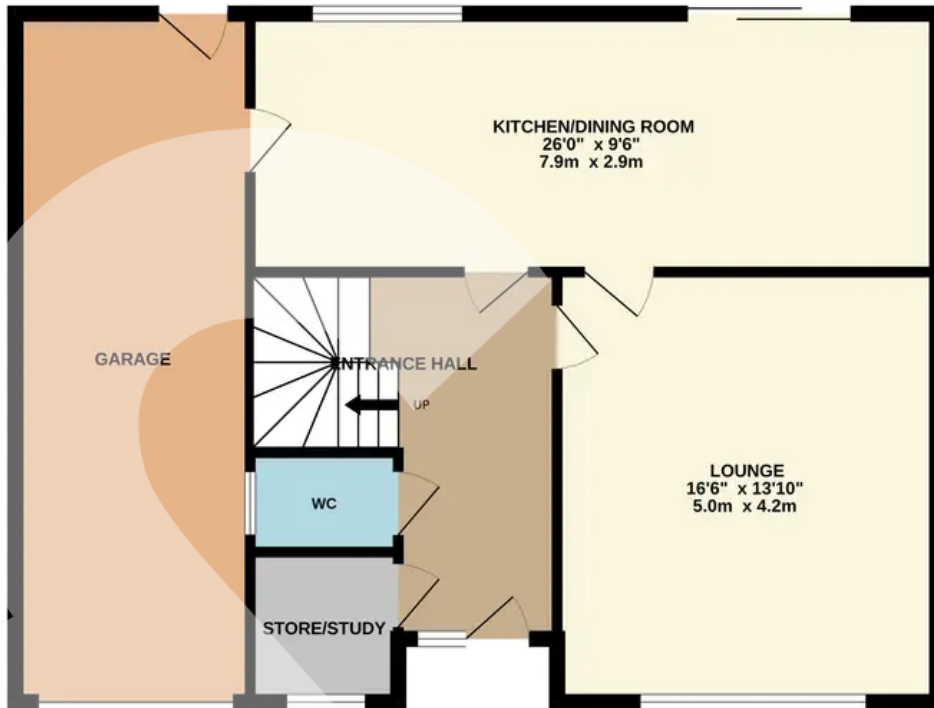
The master bedroom has fitted wardrobes and is laid to carpet with a window to the front aspect, a further door leads to a modern en-suite with wash hand basin and walk in shower. There are three further well proportioned bedrooms and a family bathroom.

OUTSIDE

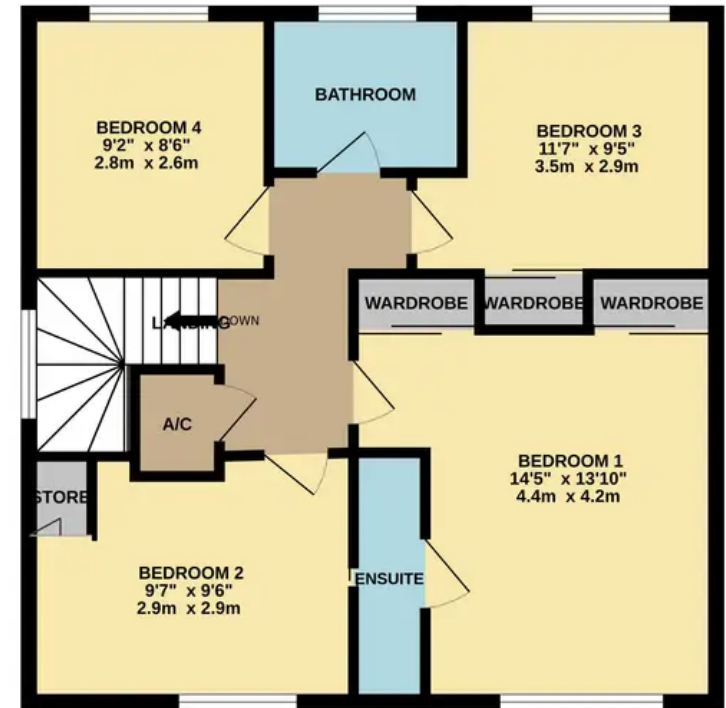
To the front of the property is a driveway and area laid to lawn with planted shrubbery, there is access to the garage that also provides pedestrian access to the rear. The secluded south facing rear garden has mostly been laid to lawn with a paved seating area, wooden shed providing useful storage space and a selection of planted shrubbery & flowers.



GROUND FLOOR



1ST FLOOR



Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, 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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