



Rowe  
& Co.

14 Octavia Gardens, Chandler's Ford

Eastleigh

£450,000



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& Co.**



## 14 Octavia Gardens

Chandler's Ford, Eastleigh

This superb three bedroom family home is situated in a tucked away cul-de-sac location close to the centre on Chandlers Ford and within walking distance of excellent local schools Scantabout and Thornden. The property benefits from well-proportioned accommodation including, entrance hall, kitchen, 25ft lounge/dining room, conservatory and WC. On the first floor, landing, master bedroom with en-suite, two further bedrooms and shower room. Further benefits include a garage with power door and driveway providing parking along with low maintenance front and rear gardens.

### Location

Chandler's Ford is an ever popular location offering a variety of shops, restaurants and pubs along with excellent local schools within easy reach catering for all ages. There is a train station and motorway links. Southampton and Winchester centres are close at hand. Southampton airport can be found in neighbouring Eastleigh centre.

Council Tax band: C

Tenure: Freehold

EPC Energy Efficiency Rating: C

- Three Bedroom
- Garage and driveway
- Low maintenance gardens
- 25ft Lounge/dining room
- En-suite to Master bedroom
- Thornden school catchment
- Conservatory



# 14 Octavia Gardens

Chandler's Ford, Eastleigh

## Inside

The front door opens into the spacious entrance hall which has stairs leading to the first floor and provides access to the kitchen and the living room. The kitchen can be found to the front of the property with a window to the front of the property, the kitchen has been fitted with a range of wall of base units with work tops over and sink units. Tiled floor and space for freestanding appliances. The 25ft lounge/dining room is a particular feature of the property with window over looking the rear garden and patio doors opening to the conservatory. The conservatory has a further door opening out to the rear garden. The cloakroom has a window to the front and is fitted with a WC and a sink unit.

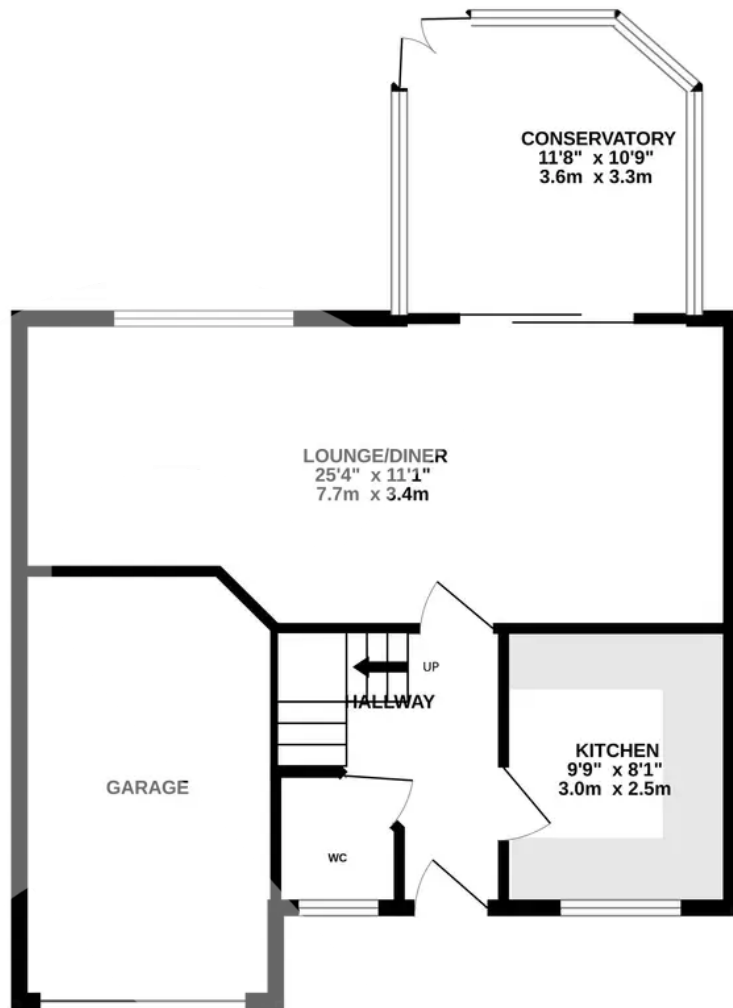
On the first floor the spacious landing has a window to the front aspect with a storage cupboard. The master bedroom has a window to the rear of the property and has fitted wardrobes and a door leading to the en-suite. The en-suite has a window to the front panelled bath, WC and sink unit. Bedroom two has a window to the rear aspect and fitted wardrobes. Bedroom three can also be found to the rear of the property. The family shower room has been fitted with a shower room, sink unit and WC with complementary tiling.

## Outside

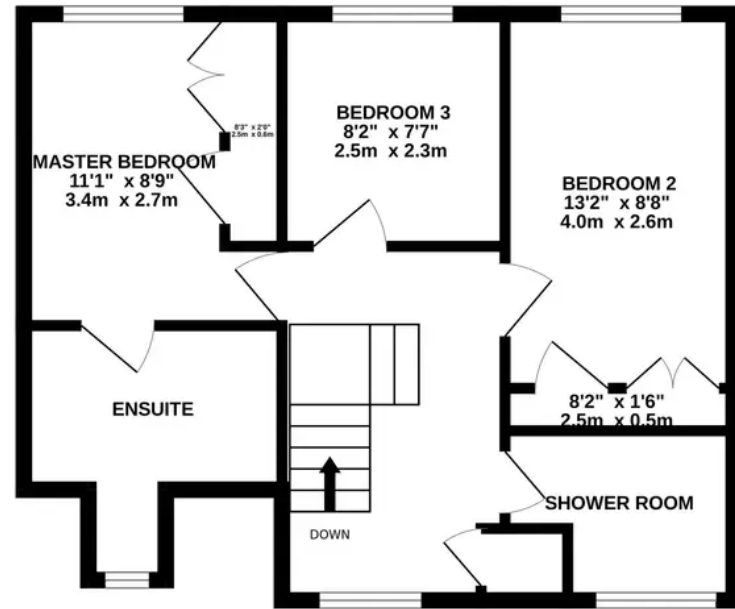
To the front of the property there is a low maintenance front garden with artificial lawn, with a block paved driveway leading to the garage. The garage has power and light and a power door. The rear garden is enclosed and has a paved patio area with artificial lawn.



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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(GOTTA BE QUICK!)

