



**Rowe  
& Co.**

**18 Burley Close, Chandler's Ford**

Eastleigh

In Excess of **£400,000**

Rowe  
& Co.



## 18 Burley Close

Chandler's Ford, Eastleigh

This delightful three-bedroom detached home has been extended to the ground floor and is situated in this quiet cul-de-sac on the border of Valley Park. Accommodation to the ground floor comprises an entrance hall, lounge, dining room, kitchen, study / family room, utility room and shower room. On the first floor are three well-proportioned bedrooms and family bathroom. Outside benefits a garage, on road parking and easy maintenance rear garden.

**LOCATION** Set within the popular area of Chandler's Ford, approximately a 15-minute drive away from the mesmerising cathedral city of Winchester and Southampton city. Chandler's Ford has a variety of shops, restaurants, traditional inns and schools. Winchester has many famous amenities and attractions. Communications are excellent with the M27, M3, A34, and A303 within easy reach and only a few minutes' drive away. This provides access to London, New Forest and the South Coast.

Council Tax band: D

Tenure: Freehold

EPC Energy Efficiency Rating: C

EPC Environmental Impact Rating: D

- Extended
- Three Bedroom Detached
- Garage
- Two Reception Rooms
- Utility Room
- Catchment To Popular Local Schools



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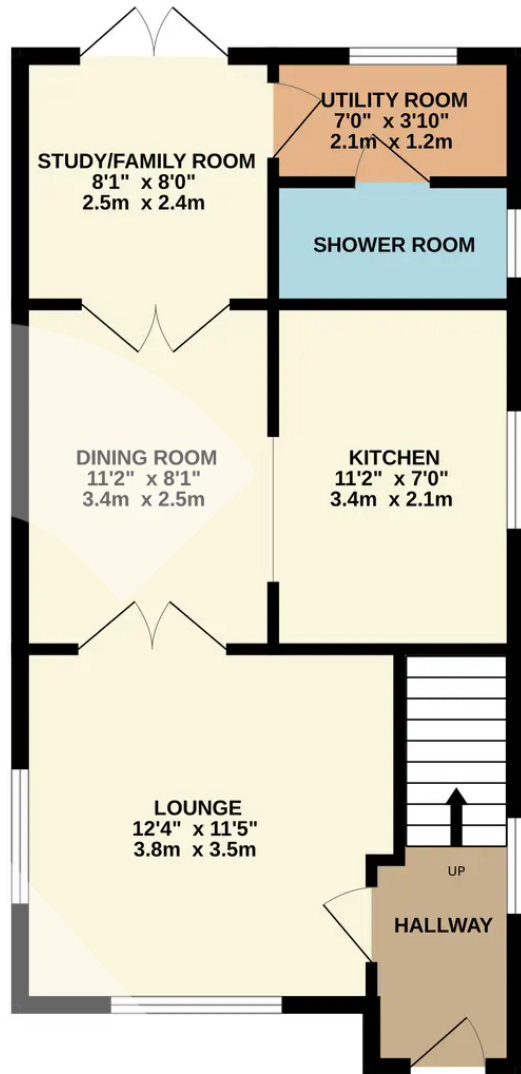
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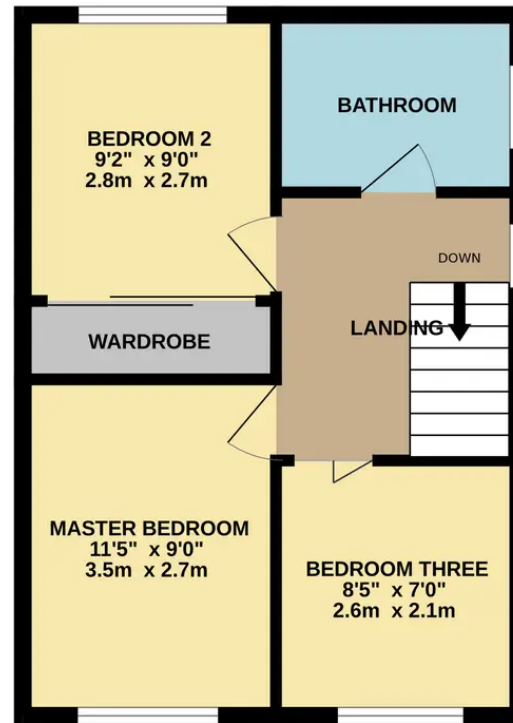
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GROUND FLOOR



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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**REQUEST  
VIEWING**

(GOTTA BE QUICK!)

