



**Rowe
& Co.**

9 Thetford Gardens, Chandler's Ford
Eastleigh

Offers In Excess Of £600,000

Rowe
& Co.



9 Thetford Gardens

Chandler's Ford, Eastleigh

This stunning four bedroom detached family home is situated in the ever popular Valley Park area and enjoys Thornden Secondary school catchment. The property is beautifully presented throughout and has been improved by the current owners including the garage has been converted to provide a ground floor shower room and a storage room which is currently used as a home gym and an extension of the entrance hall along with air conditioning. The ground floor accommodation comprises an entrance hall, spacious lounge, dining room, modern kitchen. On the first floor are four well-proportioned bedrooms and a family bathroom. Outside benefits include a driveway providing parking and a well-maintained rear garden with a beautiful terrace. Further benefits include, wooden floor to the principal rooms on the ground floor, high speed cable fibre, a video security system and EV charging point.

LOCATION

Chandler's Ford is a popular location with a variety of shops, restaurants, and traditional pubs. There are outstanding local primary schools and the ever-sought-after Thornden Secondary school, alongside several well-regarded private schools. Approximately a 15-minute drive to Winchester and a 20-minute drive to Southampton, both cities have an extensive range of facilities. The M3 and M27 are 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

EPC Environmental Impact Rating: D

- Thornden School Catchment
- Four Bedrooms



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INSIDE

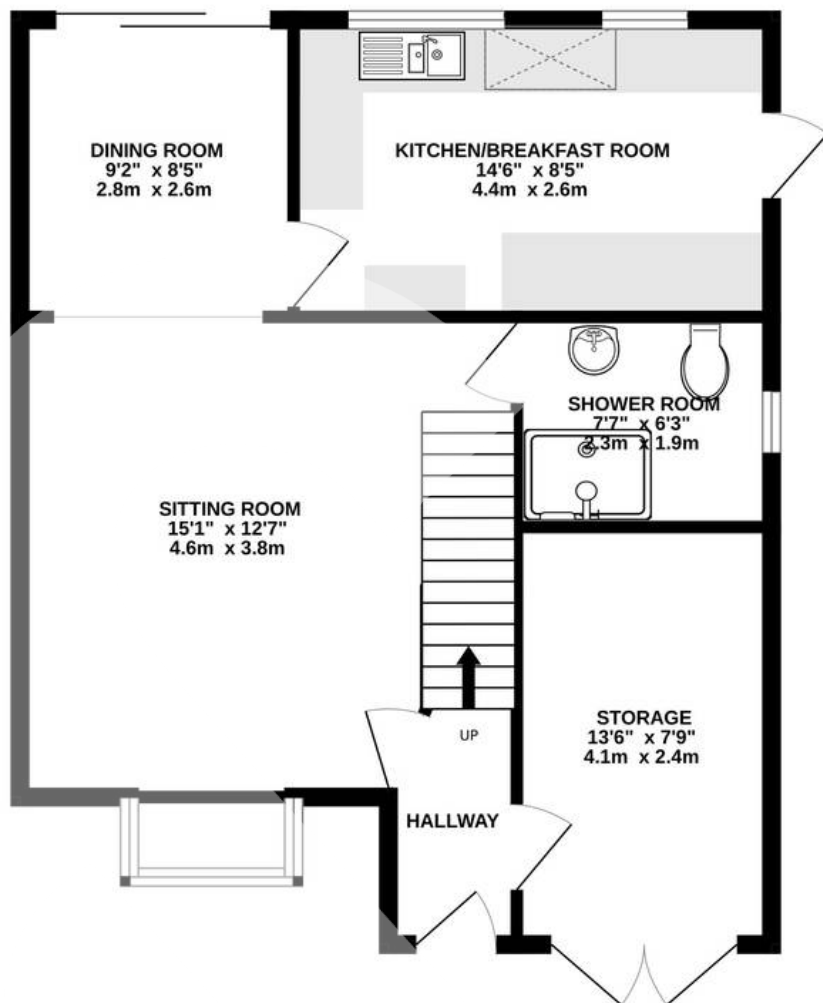
The front door opens into the entrance hall which has stairs to the first floor and a door leading to the sitting room, which has a window to the front aspect and a feature fireplace. An archway leads through to the dining room which has patio doors opening to the rear garden. The kitchen can be found to the rear of the property with two windows overlooking the rear garden and a door to the side aspect. The kitchen has been fitted with a range of modern wall and base units with work tops over. There is a range style cooker with extractor over, integrated dishwasher and space for appliances along with a breakfast bar. The shower room has a window to the side aspect and is fitted with a spa shower cabin, a vanity sink unit with storage and WC, with space and plumbing for a washing machine and complementary tiling. On the first floor the landing provides access to all the bedrooms and the airing cupboard and the family bathroom. The master bedroom has a window to the front of the property. Bedroom two can be found to the rear of the property along with bedroom four. The family bathroom has been fitted with a white suite comprising of a panelled bath with shower over, sink unit, WC complementary tiling.

OUTSIDE

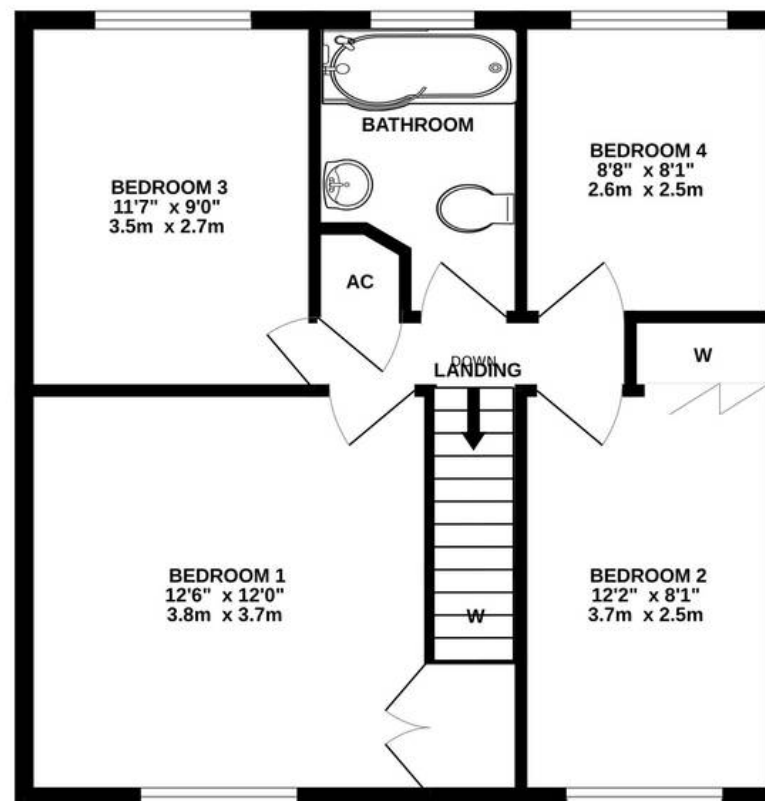
To the front of the property there is a driveway providing parking for two cars along with a front garden. The beautiful rear garden provides a porcelain paved seating area ideal for entertaining, the garden is laid to lawn with flower and shrub borders, there is a large storage shed and gated pedestrian side access to the rear.



GROUND FLOOR



1ST FLOOR



**REQUEST
VIEWING**

(GOTTA BE QUICK!)



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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