



Rowe  
& Co.

44 Heathlands Road, Chandler's Ford

Eastleigh

£475,000

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& Co.**



## 44 Heathlands Road

Chandler's Ford, Eastleigh

This wonderful three-bedroom semi-detached home has been thoughtfully extended by the current owner and benefits being within catchment to both Merdon & Thornden Schools. Accommodation on the ground floor comprises an entrance hall, modern kitchen / breakfast room, lounge / dining room, conservatory and shower room. On the first floor are three well-proportioned bedrooms and a family bathroom. This property also benefits a lift from ground to first floor making this an ideal home for any buyer with mobility difficulties. Outside has a driveway and garage with the rest mostly being laid to paving with a selection of planted shrubbery and raised pond.

### Location

Set within the popular area of Chandler's Ford, approximately a 15-minute drive away from the mesmerizing cathedral city of Winchester and Southampton city. Chandlers 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 in addition to a mainline station providing access to London, New Forest and the South Coast.

Council Tax band: D

Tenure: Freehold

- Catchment To Merdon & Thornden Schools
- Modern 23ft Kitchen / Breakfast Room
- Extended
- Three Bedrooms
- Two Bathrooms
- Fitted Lift
- Garage & Driveway

# 44 Heathlands Road

## Chandler's Ford, Eastleigh

### Inside

You enter the property into a spacious entrance hall that has been laid to herringbone flooring with doors leading to all rooms and stairs to the first floor. The light and airy lounge diner has a window to the front aspect and has been laid to herringbone flooring with plenty of space for free standing furniture, to one side is a lift providing access to the first floor. Sliding French doors open into the bright conservatory which has electric blinds and underfloor heating with further doors opening into the garden.

The modern fitted kitchen has windows to the side and rear aspect and is laid to tile flooring with spotlights. The kitchen itself is fitted with a matching range of wall and base units with cupboards and drawers under and quartz worktops, there is a breakfast bar to one side and fitted appliances include a double oven, warming draw, induction hob with extractor over. There is further space for a free-standing fridge / freezer, washing machine and dishwasher. The modern shower room has a window to the front aspect with spotlights and underfloor heating. The first floor has three well proportioned bedrooms with a family bathroom.

### Outside

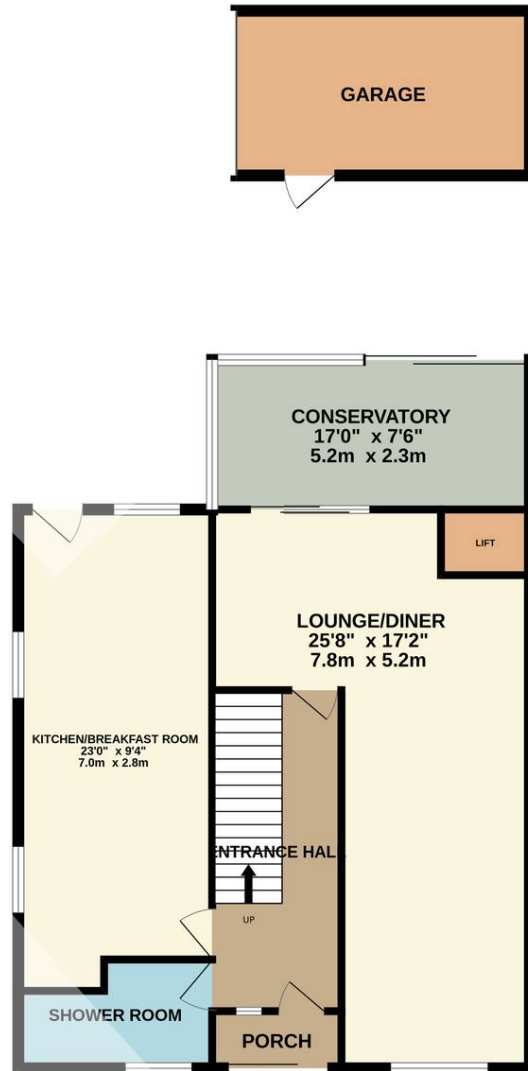
To the front of the property is a well-maintained garden laid to paving with a selection of planted shrubbery. The garden wraps around to the side with matching paving and further flowers. To the rear is an enclosed area with a brick-built BBQ, raised pond and door leading into the garage. There is a driveway accommodating parking for one vehicle in front of the garage.



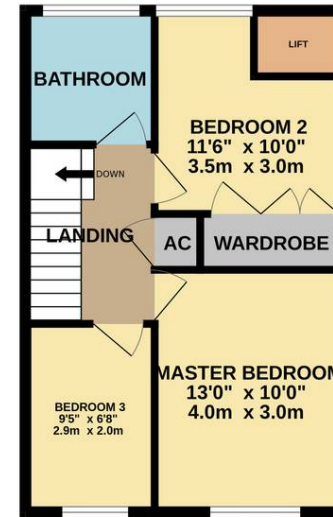
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GROUND FLOOR



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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