



**Rowe
& Co.**

19 Flexford Close, Chandler's Ford

Eastleigh

£370,000

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19 Flexford Close

Chandler's Ford, Eastleigh

Offered with no forward chain, this three-bedroom mid-terrace home is located in the sought-after Parish of Ampfield and falls within the catchment areas for Hiltingbury Infant and Junior Schools as well as the highly regarded Thornden Secondary School. The accommodation comprises an entrance hall, lounge/dining room, kitchen, utility room, conservatory and cloakroom. Externally, the property benefits from a driveway providing off-road parking and a south-facing rear garden, ideal for outdoor entertaining and family living.

Chandler's Ford is a popular Hampshire town with a variety of shops, restaurants and traditional public houses. Approximately a 15-minute drive to Winchester and a 17-minute drive to Southampton, both cities have an extensive range of facilities. Transport links 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: C

Tenure: Freehold

EPC Energy Efficiency Rating: C

- No Forward Chain
- Thornden & Hiltingbury School Catchment
- South Facing Rear Garden
- Driveway
- Utility & Cloakroom



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INSIDE

You enter the property into a welcoming entrance hall, which provides access to the principal rooms, a storage cupboard, and stairs leading to the first floor. The spacious lounge/dining room offers plenty of space for a variety of furniture arrangements, and features sliding

French doors that open into the conservatory, which overlooks the rear garden. The kitchen/breakfast room benefits from a front-facing window, while a further door leads to the utility room, which in turn provides access to the cloakroom. Upstairs, the first floor comprises three well-proportioned bedrooms and a family bathroom.

OUTSIDE

To the front of the property, a driveway provides off-road parking for two vehicles. The south-facing rear garden is mainly laid to lawn, complemented by a paved seating area—perfect for outdoor dining or relaxation.

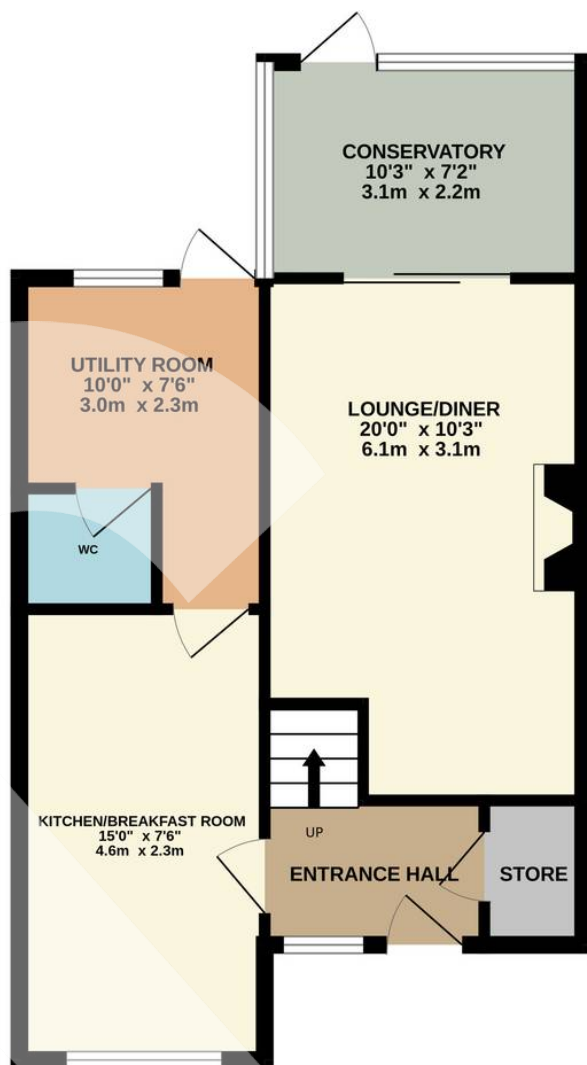
A wooden shed offers useful storage, while a selection of planted shrubs adds character to the space. Gated pedestrian access is available at the rear.



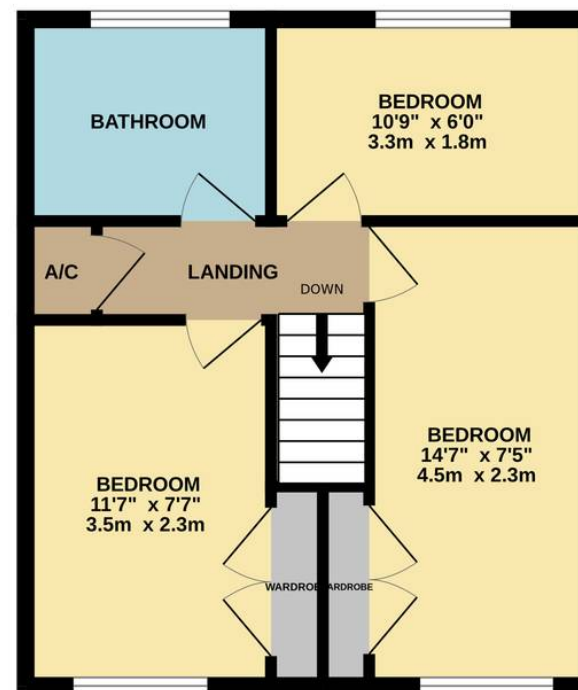
Rowe
& Co.



GROUND FLOOR



1ST FLOOR



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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!)

