



**Rowe
& Co.**

25 Burley Close, Chandler's Ford

Eastleigh

£270,000

**Rowe
& Co.**



25 Burley Close

Chandler's Ford, Eastleigh

Offered with no forward chain, this delightful two-bedroom home is pleasantly situated in a quiet cul-de-sac on the edge of Valley Park. Burley Close enjoys a convenient location within walking distance of local shops and amenities in Pilgrims Close, as well as a nearby public house and the well-regarded St. Francis Junior School. The accommodation comprises a welcoming porch, entrance hall, a well-appointed kitchen, and a spacious lounge/dining room. Upstairs, there are two comfortable bedrooms and a modern family bathroom. Outside, the property benefits from a secluded rear garden, a garage, and residents' parking, making it an ideal choice for first-time buyers, downsizers, or investors. Early viewing is highly recommended.

LOCATION

Chandler's Ford is a sought-after Hampshire town offering a wide range of shops, restaurants, and traditional pubs. Ideally located, it's just a 15-minute drive from the historic city of Winchester and 17 minutes from Southampton, both providing extensive amenities and cultural attractions. Transport links are excellent, with the M3 and M27 nearby, making road travel easy and efficient. Chandler's Ford railway station provides direct services to both Winchester and Southampton, with connections to London Waterloo taking just 57 minutes from Winchester and 65 minutes from Southampton Parkway.

Council Tax band: C

Tenure: Freehold

EPC Energy Efficiency Rating: D



25 Burley Close

Chandler's Ford, Eastleigh

INSIDE

You enter the property through a spacious porch, providing ample room for coats and shoes. A further door leads into the hallway, which features a storage cupboard and provides access to all rooms. To one side, an opening leads into the kitchen, which is fitted with a range of wall and base units, offering ample cupboard and drawer space, and benefits from a window overlooking the front aspect.

The lounge is generously sized, allowing space for a variety of free-standing furniture. Stairs lead to the first floor, and French doors open out to the rear garden, bringing in plenty of natural light. Upstairs, the property offers two well-proportioned bedrooms, both with fitted wardrobes, and a family bathroom completes the accommodation.

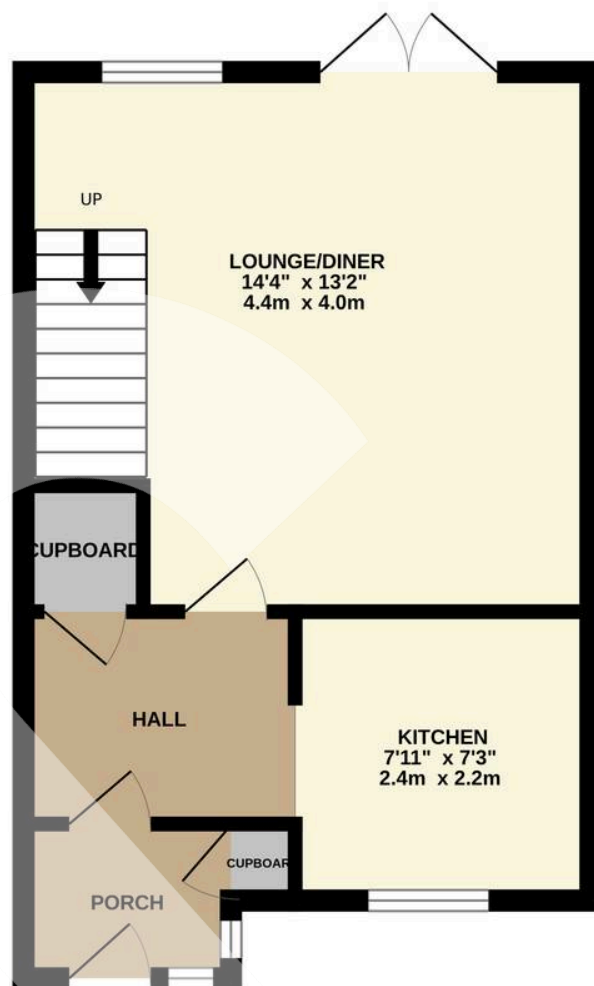
OUTSIDE

To the front of the property, there is on-road residents' parking (not allocated), along with a garage. The secluded rear garden features a paved seating area and a well-maintained lawn, complemented by mature shrubbery. Gated pedestrian access is available to the rear.

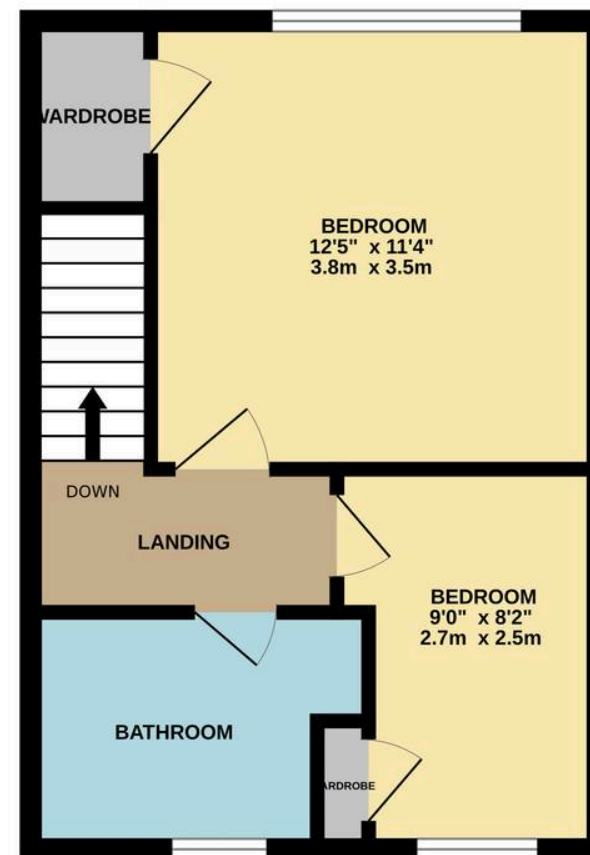
- No Forward Chain
- Two Bedrooms
- Secluded Garden
- Popular Location
- Garage



GROUND FLOOR



1ST FLOOR



 1 Rufus Court, 103 Winchester Road
Chandlers Ford,
SO53 2GG

 02381 102221
 chandlersford@rowehomes.co.uk

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.
Made with Metropix ©2025

**REQUEST
VIEWING**

(GOTTA BE QUICK!)

