



**Rowe
& Co.**

36 Sycamore Avenue, Chandler's Ford

Eastleigh

£460,000

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36 Sycamore Avenue

Chandler's Ford, Eastleigh

Offered with no forward chain, this extended four-bedroom semi-detached home is situated in the ever-popular area of Hilingbury. The ground floor accommodation comprises an entrance porch, lounge, kitchen, conservatory, cloakroom, and boot room. On the first floor, there are four bedrooms, including a master with en-suite, as well as a family bathroom. Outside, the property benefits from a large driveway, garage, and a secluded rear garden.

Chandler's Ford is a popular Hampshire town with a variety of shops, restaurants, traditional inns and with Chilworth golf course also within easy reach. Schooling is typically excellent celebrating some of the best Ofsted ratings in the country and include Thornden & Toynbee secondary school alongside a selection of private schools. It is approximately a 15-minute drive to Winchester and a 17-minute drive to Southampton. Communications 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.

Council Tax band: C

Tenure: Freehold

- No Forward Chain
- Four Bedrooms
- Thornden School Catchment
- En-Suite To Master



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INSIDE

You enter the property through an entrance porch, which leads into the lounge featuring a front-aspect window and stairs rising to the first floor.

An opening connects the lounge to the kitchen, fitted with a range of wall and base units, cupboards and drawers, and complementary worktops. A further opening leads into the spacious conservatory, which benefits from French doors opening onto the rear garden.

From the kitchen, a door leads to the boot/utility room, which provides access to the cloakroom and an external door to the garden. To the first floor are four well-proportioned bedrooms, including a master bedroom with a modern en-suite, along with a family bathroom.

OUTSIDE

To the front of the property, a large driveway provides parking for multiple vehicles. There is access to the garage/games room via double doors, which also offer pedestrian access to the rear garden.

The tiered rear garden features a paved seating area and an additional decked seating space, with the remainder laid mostly to artificial lawn.



GROUND FLOOR



1ST FLOOR



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

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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!)

