



Westwood Gardens, Chandler's Ford, SO53 1FN

Jonathan Rees



We are pleased to offer this well presented four bedroom detached family home in a quiet cul-de-sac off Kingsway in Hiltingbury. The property consists of a large sitting room measuring 18'11" x 12'3" and then separate dining room, kitchen and downstairs cloakroom. Four bedrooms and a four piece family bathroom on the first floor. Garage at the rear of the garden.



£425,000

Detached Family Home
Four Bedrooms
Two Reception Rooms
Cloakroom
Enclosed Rear Garden
Cul-De-Sac Location
Modern Four Piece Bathroom
Thornden & Merdon School Catchments
No Forward Chain



ENTRANCE HALL White UPVC door with stain glass window panels. Double doors to the sitting room, door to the cloakroom, kitchen and stairs to first floor with storage under.

KITCHEN 14' 4" x 10' (4.37m x 3.05m) Double glazed window to the rear aspect. White wall and base level units with white ceramic sink and mixer tap over. Inset five burner gas hob with extractor over and integrated eye height double fan oven. White tiled floor.

DINING ROOM 11' 9" x 9' 6" (3.58m x 2.9m) French doors and windows each side leading to the rear garden.

LOUNGE 18' 11" x 12' 3" (5.77m x 3.73m) Double glazed window to the front aspect. Electric fire with marble surround. Double doors to both the hall and the dining room.

CLOAKROOM Obscured window to side aspect with low level WC and wash basin.

BEDROOM ONE 12' 7" x 12' 3" (3.84m x 3.73m) Double glazed window to the front aspect with fitted double wardrobe.

BEDROOM 2 12' 4" x 10' 6" at widest point (3.76m x 3.2m) Double glazed window to the front aspect. Storage cupboard.

BEDROOM 3 9' 7" x 7' 9" (2.92m x 2.36m) Double glazed window to the rear aspect.

BEDROOM 4 9' 6" x 6' 6" (2.9m x 1.98m) Double glazed window to the rear aspect.

BATHROOM Obscured double glazed window to the rear aspect. Four piece suite comprising; WC, pedestal wash basin, panel jacuzzi bath and separate electric shower cubicle. Chrome heated towel rail and shaver socket. Tiled to principle areas.

OUTSIDE Stepped pathway to front door. Low level shrubs.

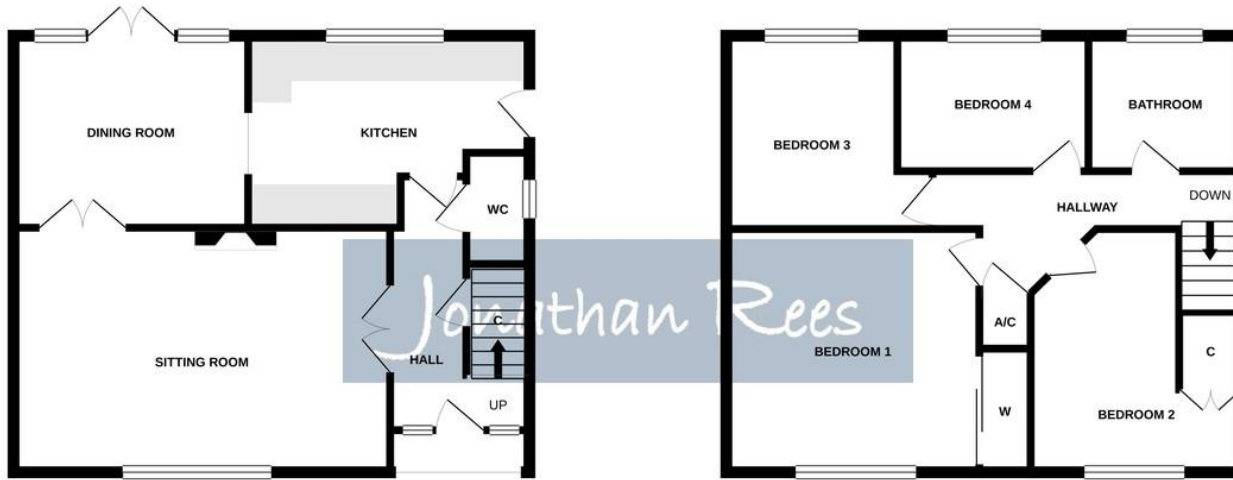
The rear garden is landscaped with decking and feature waterfall. Enclosed by panelled fencing.

GARAGE Single garage at rear with electrically operated door and internal electrics.



GROUND FLOOR

1ST FLOOR



TOTAL FLOOR AREA : 1174sq.ft. (109.1 sq.m.) approx.

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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Key Information

LOCAL AUTHORITY INFORMATION
Eastleigh Borough Council
Tax Band E

LOCAL SCHOOLS INFORMATION
Chandler's Ford Infant School
Merdon Junior School
Thornden School

EPC RATING
D/62

Energy Efficiency Rating		Environmental (CO ₂) Impact Rating	
	Current	Potential	
Very energy efficient - lower running costs			Very environmentally friendly - lower CO ₂ emissions
(92-100) A			(92-100) A
(81-91) B			(81-91) B
(69-80) C			(69-80) C
(55-68) D			(55-68) D
(39-54) E			(39-54) E
(21-38) F			(21-38) F
(1-20) G			(1-20) G
Not energy efficient - higher running costs			Not environmentally friendly - higher CO ₂ emissions
England & Wales	EU Directive 2002/91/EC	81	England & Wales
		62	
			79
			58

IMPORTANT NOTICE

These details have been prepared and issued in good faith and do not constitute representations of fact or form part of any offer or contract.

Please note that we have not carried out a structural survey of the property, nor have we tested any of the services or appliances.

All measurements are intended to be approximate only. All photographs show parts of the property as they were at the time when taken.

Any reference to alterations or particular use of the property wherever stated, is not a statement that planning, building regulations or other relevant consent has been obtained.

Floorplan. All measurements, walls, doors, windows, fittings and appliances, their sizes and locations are shown conventionally and are approximate only and cannot be regarded as being a representation either by the seller or his Agent.

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