



Common Road, Chandler's Ford, SO53 1HP

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A stunning four bedroom detached home which has recently undergone total refurbishment and now provides a light, airy and comfortable modern home. Presented in excellent condition throughout further benefitting from an internal garage which has all services laid in for conversion into an en-suite downstairs bedroom or separate office/business outlet with independent access (STPP).

£615,000

Recently Modernised Throughout  
 Four Double Bedrooms  
 Open Plan Kitchen/Family Room/Dining Room  
 Contemporary Bathrooms and Kitchen  
 Master With En-Suite & Dressing Room  
 Double garage  
 Wrap Around Garden  
 Driveway & Double Garage  
 Thornden School Catchment  
 Internal Viewing Highly Recommended

**ENTRANCE HALL** Bespoke shoe storage and coat hanging unit, glazed doors to sitting room and kitchen, stairs with glass balustrade to first floor, under stairs cupboard.

**SITTING ROOM 18' 4" x 12' (5.59m x 3.66m)**

Light and airy double aspect, wood effect tiled fireplace with multi fuel log burner, TV/digital point.

**KITCHEN/DINING/FAMILY ROOM 24' 2" x 22' 8" (7.37m x 6.91m)** This lovely modern gloss cream Magnet kitchen has an open and light feel courtesy of two Velux rooflights set into a vaulted ceiling, triple aspect windows and doors. Fitted with an extensive range of wall and base units including pull out bins and larder racks, electric oven and combination microwave/oven, induction hob with extractor hood over, wine cooler, waste disposal unit, integrated fridge and dishwasher, breakfast bar, kickboard RGB lighting, two TV/digital points. Dining area and family area with French doors leading into garden and personal door to garage.

**UTILITY/CLOAKROOM** Range of wall and floor units, with built in 1.5 sink, plumbing for washing machine & external vent above for dryer. Close coupled WC, wall hung gas boiler, half glazed composite door to rear storage area.

**STORAGE ROOM 17' x 6' 2" (5.18m x 1.88m)** Fully insulated, double glazed French doors leading to rear deck and lockable rear door leading to garden. Power and light.

**LANDING** Access to loft office, glass balustrade and window to the rear.

**MASTER BEDROOM 15' 7" x 13' 2" (4.75m x 4.01m)** Light and airy double aspect room with two large Velux rooflights set in vaulted ceiling. Wall and bedside reading lights, TV/digital point, USB points and dressing room fitted with shelves, drawers and rails.

**MASTER EN-SUITE 10' 4" x 7' (3.15m x 2.13m)** Fitted with 1800x800 extra deep Carronite bath with built in tiled shelving over, range of cupboard and drawer units with semi recessed wash basin, concealed cistern WC, quadrant shower with Mira fittings, tall towel radiator.

**BEDROOM TWO 12' x 12' (3.66m x 3.66m)** Large window to front aspect, built in wardrobe, TV/digital point, USB point.

**BEDROOM THREE 13' 2" x 6' 10" (4.01m x 2.08m)** Large window to front aspect, built in wardrobe, TV/digital point.

**BEDROOM FOUR 10' x 8' (3.05m x 2.44m)** Large window to rear aspect, TV/digital point, walk in wardrobe, USB point.

**SHOWER ROOM ONE** Beautiful granite countertop with under-mount Vitra basin and fitted mirror over, granite windowsill and WC top, large shower with built in tiled shelf, Grohe fittings, tall towel radiator, window to rear aspect.

**SHOWER ROOM TWO** Compact but beautifully fitted with corner basin and cabinet, fitted mirrors, shower with Grohe fittings, towel radiator, window to rear aspect.

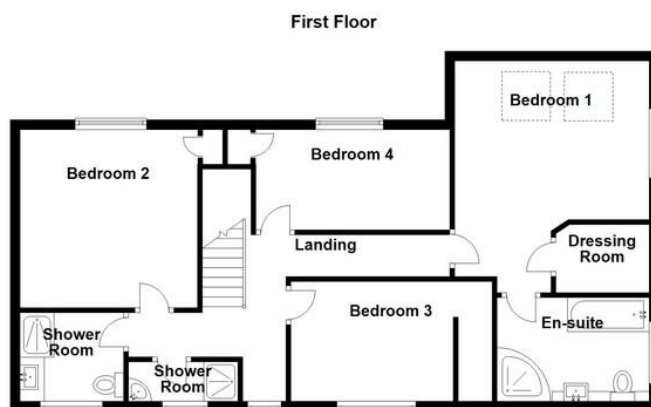
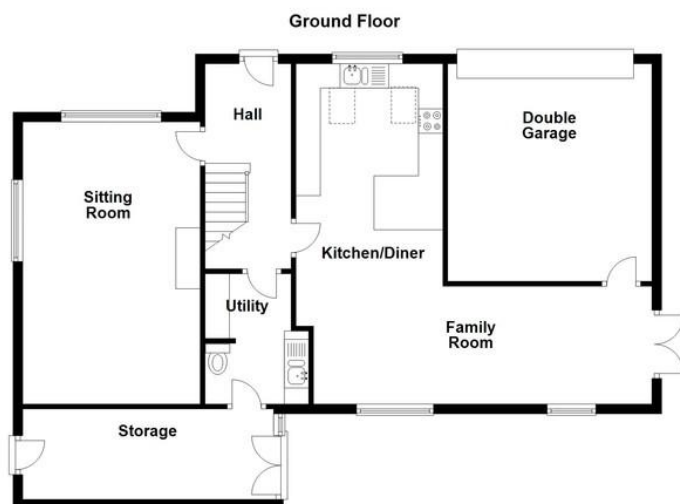
**LOFT OFFICE 15' x 14' 6" (4.57m x 4.42m)** Fully fitted and insulated central area with storage rooms to each side, one incorporating a 250L pressurised hot water cylinder for domestic hot water. Main room has timber floor, Velux rooflight, power points and TV/digital point.

**OUTSIDE** To the front is a driveway affording parking for 3 cars leading to the garage.

The garden surrounds the property connected by a decked walkway along the rear of the home and benefits from sun throughout the day. There is a hedge to the front boundary and a fence giving good privacy on the side lawns. There is a good range of mature shrubs and planting. On the other side is an outdoor eating and socialising area with attractive enclosed lawn, large artificial grass area, outdoor kitchen with gas hob, Butler's sink, H/C water, outside tap.

**GARAGE 14' 5" x 13' 2" (4.39m x 4.01m)** Automatic Crocodile roller door, power, lights, gas central heating, H/C water, gas supply and main drain presenting an opportunity to convert into an en-suite downstairs bedroom for a dependant, a separate office or business outlet with independent access (STPP).





## Key Information

### LOCAL AUTHORITY INFORMATION

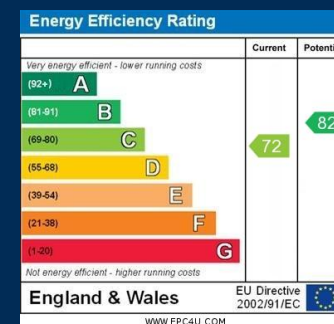
Eastleigh Borough Council  
Tax Band 'E'

### LOCAL SCHOOLS INFORMATION

Infant: Chandler's Ford Infant School  
Junior: Merton Junior School  
Secondary: Thornden School

### EPC RATING

C/72



### 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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