



Jonathan Rees

Hursley Road, Chandler's Ford,
SO53 1JB

- Immaculate Detached Home
- Four Bedrooms
- Three Reception Rooms
- Modern Extended Contemporary Living/Dining/Kitchen
- Second Kitchen with Utility Area
- Two Staircases to First Floor
- Two Bathrooms & Wet Room
- 133' x 40' Westerly Facing Rear Garden
- Garage and Ample Parking
- Thornden School Catchment

ENTRANCE HALL

Oak and satin glass staircase to master bedroom. Built in storage cupboard. Personal door to garage.

SNUG

17' 5" x 11' (5.31m x 3.35m) Built in storage cupboard and wardrobe. Double glazed window to the side aspect. Door to:

WET ROOM

7' 4" x 7' 3" (2.24m x 2.21m) Tiled to principle areas with shower area, vanity wash hand basin and WC. Heated towel rail and obscured window to side.

CONTEMPORARY KITCHEN/FAMILY ROOM

31' x 14' 7" (9.45m x 4.44m) Fully equipped contemporary kitchen area with central unit comprising; single drainer sink unit with breakfast bar, built in double oven and grill with hood. Range of matching wall and base units with granite work tops over, space for an American fridge/freezer. Tiled floors to kitchen area the remainder is strip wood floors. The living area has a wood burner and bi folds doors that open out completely with a floating corner to the rear garden.

INNER HALL

Stairs to first floor.

CLOAKROOM

Wash hand basin and low level WC.

SITTING ROOM

18' x 12' 3" (5.49m x 3.73m) Feature fitted fireplace, wood floors, dual windows to the side aspect and patio door to the rear.

DINING ROOM

12' 2" x 11' 2" into bay (3.71m x 3.4m) Box bay window to the front, archway to:

KITCHEN

16' 10" x 7' 7" (5.13m x 2.31m) Modern white gloss kitchen comprising; 1 1/2 sink and

drainer unit, space for range cooker with extractor hood over. Range of wall and base units with work tops over. Tiled floors, double glazed window to front aspect. Door to:

UTILITY ROOM

Plumbing and space for washing machine and tumble dryer. base units with work tops over. Dual aspect double glazed windows and double glazed panelled door to the rear.

FIRST FLOOR LANDING

Access to loft space, double glazed window to the side and door to:

MASTER BEDROOM

21' 3" x 11' (6.48m x 3.35m) Double glazed window to the rear and two Velux to the side. Built in storage cupboard and door to:

EN SUITE

Modern suite comprising sunken bath, vanity wash hand basin, low level WC, tiled floors and Velux window to the front.

BEDROOM TWO

12' 4" x 9' 2" (3.76m x 2.79m) Twin double glazed windows to the front.

BEDROOM THREE

12' 4" x 7' 7" (3.76m x 2.31m) Dual aspect double glazed windows to the side and rear

BEDROOM FOUR

10' x 8' 10" (3.05m x 2.69m) Double glazed window to side.

FAMILY BATHROOM

Modern four piece suite comprising panel bath with mixer tap over, vanity wash hand basin unit, low level WC and tiled to principle areas. Velux window to the front.

OUTSIDE

At the front there is a driveway for ample parking and enclosed with double gates. The rear garden is well maintained and measures approximately 133' and has two entertaining areas with patio and decking, the remainder of the garden is mainly laid to lawn with various flower and shrub borders, log store, two sheds and vegetable patch. Fully enclosed by panel fencing with outside tap and side access. The garden has a south/westerly aspect. Outside security lighting.

GARAGE

22' x 8' 7" at widest point (6.71m x 2.62m) With up and over door, power and lighting and plumbing and space for washing machine. Wall mounted condensing boiler.



GENERAL INFORMATION

LOCAL AUTHORITY INFORMATION

Eastleigh Borough Council - Tax Band D

LOCAL SCHOOLS INFORMATION

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

EPC RATING C/69

TENURE Freehold

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+) A		
(81-91) B		
(69-80) C	69	77
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	





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.

100 Winchester Road, Chandler's Ford, Hampshire, SO53 2GJ

t: 023 8027 6500

e: sales@jonathanrees.com



