



6 Lake Road, Chandler's Ford, SO53 1EZ

£675,000

A rare and much coveted opportunity to acquire a detached bungalow set within a magnificent plot of approximately 0.25 of an acre with a rear garden measuring approximately 162' affording a pleasant southerly aspect. The property offers enormous scope and potential to extend and refurbish subject to the normal consents and create a home of considerably higher value. Lake Road is a quiet street nestled within the heart of Hiltingbury opposite the picturesque Hiltingbury Lakes and within walking distance to local schools, the centre of Chandlers Ford and bus services to Southampton and Winchester. Junction 12 of the M3 is a short drive away providing links to the M3 and M27, neighbouring cities of Southampton and Winchester and main line railway stations. The property is also offered for sale with no forward chain.

ACCOMMODATION

Entrance Porch:

Front door to reception hall.

Reception Hall:

16' x 7' (4.88m x 2.13m) Stairs to loft room, storage cupboards.

Sitting Room:

15' x 12' (4.57m x 3.66m) Fireplace with gas fire, patio doors to conservatory.

Conservatory:

11'6" x 8'2" (3.51m x 2.49m) Door to outside.

Bedroom 2/Dining Room:

14'3" x 11' (4.34m x 3.35m) Fireplace with gas fire.

Kitchen:

16'1" x 6' (4.90m x 1.83m) Range of units, space and plumbing for appliances, boiler, door to rear porch.

Rear Porch:

Space and plumbing for appliances, door to rear garden.

Bedroom 1:

14'1" x 12' (4.29m x 3.66m)

Bedroom 3:

10'10" x 9'5" (3.30m x 2.87m) Range of fitted wardrobes, cupboards and dressing table.

Shower Room:

7'6" x 7'3" (2.29m x 2.21m) Suite comprising walk in shower with glazed screen, wash basin, wc.

First Floor

Loft Room:

16' x 11'4" (4.88m x 3.45m) Access to range of cupboards and loft space.

OUTSIDE

The total plots extends to approximately 0.25 of an acre and represents a particularly attractive feature of the property.

Front:

To the front of the property is a driveway that extends along the side providing off street parking, adjacent lawned area with flower and shrub borders enclosed by hedging.

Rear Garden:

The rear garden enjoys a pleasant southerly aspect and measures approximately 162' in length. Lawned areas interspersed with well stocked borders, enclosed by hedging and fencing. Two outbuildings providing storage.

Garage:

20'3" x 8'2" (6.17m x 2.49m)

OTHER INFORMATION

Tenure:

Freehold

Approximate Age:

Approximate Area:

1320sqft/122.6sqm

Sellers Position:

No forward chain

Heating:

Gas central heating

Windows:

Infant/Junior School:

Chandlers Ford Infant School / Merdon Junior School

Secondary School:

Thornden Secondary School

Local Council:

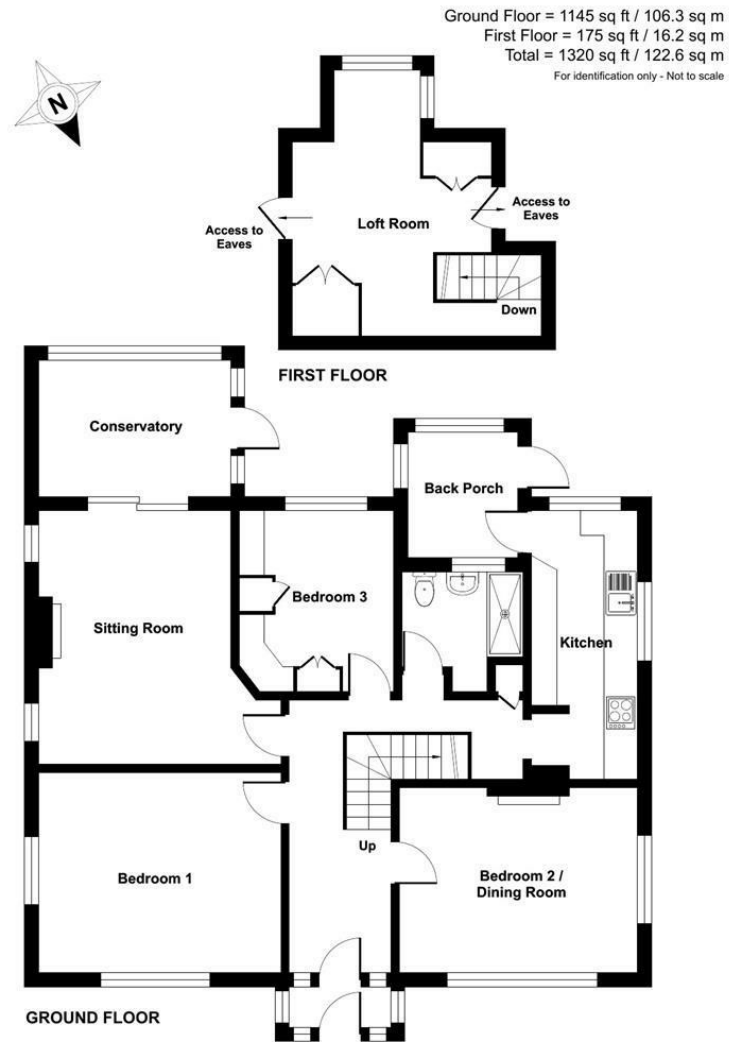
Eastleigh Borough Council - 02380 688000

Council Tax:

Band E

Agents Note:

Please note that the attached illustration for an extension to create a four bedroom detached home is indicative only and does not have planning permission.



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D	58	70
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	

Certified Property Measurer
 Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). © rnichecom 2023.
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While we endeavour to make our sales particulars fair, accurate and reliable, they are only a general guide to the property and, accordingly, if there is any point which is of particular importance to you please contact the office and we will be pleased to check it for you, especially if you are contemplating travelling some distance to view the property. These approximate room sizes are only intended as general guidance. You must verify the dimensions carefully before ordering carpets or any built in furniture. Please note we have not tested the services or any of the equipment or appliances in this property, accordingly we strongly advise prospective buyers to commission their own survey or service report before finalising their offer to purchase. These particulars are issued in good faith but do not constitute representations of fact or form part of any offer or contract. The matters referred to in these particulars should be independently verified by prospective buyers or tenants. Neither Sparks Ellison nor any of its employees or agents has any authority to make or give any representation or warranty whatever in relation to this property. Your home is at risk if you do not keep up repayments on a mortgage or other loan secured on it. Written quotations available on request. All loans secured on property. Life assurance usually required.

