





# 1 Howard Close, Chandler's Ford, SO53 3AD

£425,000

A wonderful detached bungalow situated in a pleasant cul de sac location towards the southern end of Chandler's Ford with easy access to the M3 and M27 Motorways along with Eastleigh Town centre, Southampton Parkway Train Station and the leisure centre. The property enjoys three good size bedrooms, a bright and airy sitting room, kitchen/dining room and conservatory. Externally, attractive gardens surround the property and there is the additional benefit of a driveway and garage.

## ACCOMMODATION

### Entrance Vestibule:

### Sitting Room:

18'6" x 11'6" (5.64m x 3.51m) Fitted gas fire.

### Inner Hallway:

Access to loft space.

### Kitchen/Dining Room:

15'8" x 11'5" (4.78m x 3.48m) Built in double oven, built in gas hob, integrated extractor hood, integrated fridge, integrated freezer, space for table and chairs, boiler in cupboard.

### Conservatory:

13'6" x 8'3" (4.11m x 2.51m) Space and plumbing for washing machine.

### Shower Room:

7'2" x 5'11" (2.18m x 1.80m) Comprising shower in cubicle, wash hand basin with cupboard under.

### WC:

5'11" x 2'5" (1.80m x 0.74m) WC.

### Bedroom 1:

13'1" x 11'7" (3.99m x 3.53m) Range of fitted furniture incorporating hanging and cupboard space.

### Bedroom 2:

11'5" x 10'5" (3.48m x 3.18m) Fitted wardrobe.

### Bedroom 3:

11'5" x 7'10" (3.48m x 2.39m)

## OUTSIDE

### Front:

Paved pathway to front door, planted beds.

### Right Hand Side:

Area laid to lawn, variety of mature plants, bushes and shrubs, paved patio area,

### Left Hand Side:

Paved pathways, planted beds, green house.

### Garage:

22' x 10'2" (6.71m x 3.10m) Measured at mid point with electric roller door, power and light, door to garden and driveway providing off road parking to fore.

## OTHER INFORMATION

### Tenure:

Freehold

### Approximate Age:

1950's

### Approximate Area:

1111sqft/103.2sqm

### Sellers Position:

Looking for forward purchase

### Heating:

Gas central heating

### Windows:

UPVC double glazed windows

### Loft Space:

Partially boarded with ladder and light connected

### Infant/Junior School:

Fryern Infant/Junior School

### Secondary School:

Toynbee Secondary School

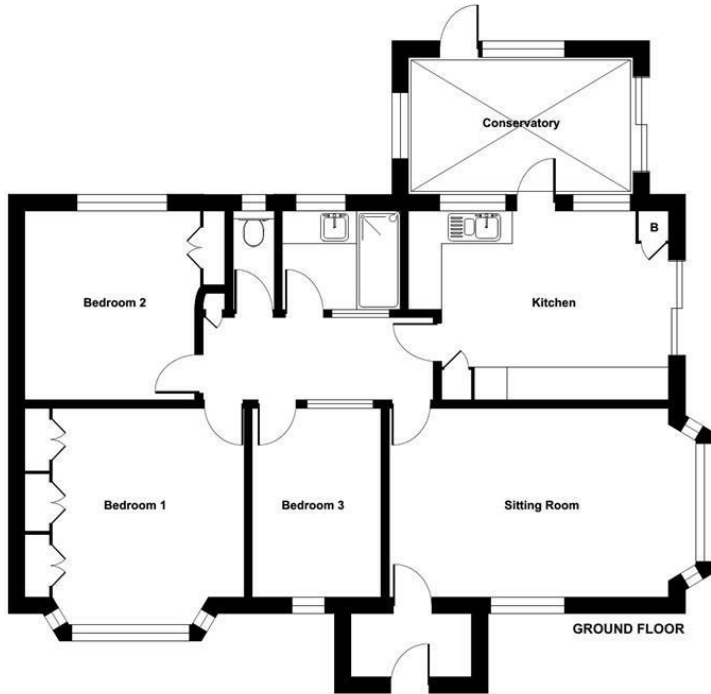
### Council Tax:

Band D

### Local Council:

Eastleigh Borough Council - 02380 688000

Ground Floor = 1111 sq ft / 103.2 sq m  
For identification only - Not to scale



| Energy Efficiency Rating                    |                         |           |
|---------------------------------------------|-------------------------|-----------|
|                                             | Current                 | Potential |
| Very energy efficient - lower running costs |                         |           |
| (92 plus) <b>A</b>                          |                         |           |
| (81-91) <b>B</b>                            |                         |           |
| (69-80) <b>C</b>                            |                         | 74        |
| (55-68) <b>D</b>                            | 57                      |           |
| (39-54) <b>E</b>                            |                         |           |
| (21-38) <b>F</b>                            |                         |           |
| (1-20) <b>G</b>                             |                         |           |
| Not energy efficient - higher running costs |                         |           |
| <b>England &amp; Wales</b>                  | 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). © richiecom 2024. Produced for Sparks Ellison. REF: 1079630

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