



sparks ellison

25 Parkway Gardens, Chandler's Ford, SO53 2EN

£475,000

A four bedroom detached property situated close to the centre of Chandler's Ford and offered for sale with no forward chain. The property would benefit from general updating and modernisation to create a wonderful family home benefiting from four bedrooms, a 23' sitting room, separate dining room and a kitchen. Externally there is a good size frontage providing parking and leading to a garage. To the rear is an easily manageable size garden.

ACCOMMODATION

GROUND FLOOR

Entrance Hall:

Stairs to first floor.

Sitting Room:

23'5" x 11'5" max (7.14m x 3.48m max)

Dining Room:

14' x 8'7" (4.27m x 2.62m)

Kitchen:

11' x 10'2" (3.35m x 3.10m) Space and point for cooker, integrated extractor hood, space and plumbing for dishwasher, space and plumbing for washing machine, space for fridge freezer, built in under stairs storage cupboard, floor standing boiler.

Rear Lobby:

Cloakroom:

6'6" x 2'8" (1.98m x 0.81m) White suite with chrome fittings comprising wash hand basin, WC.

FIRST FLOOR

Landing:

Access to loft space.

Bedroom 1:

12'11" x 11'5" (3.94m x 3.48m) Built in double wardrobe.

Bedroom 2:

13'1" x 8'7" (3.99m x 2.62m) Built in double wardrobe.

Bedroom 3:

10'5" x 8'4" (3.18m x 2.54m) Built in airing cupboard housing hot water tank.

Bedroom 4:

7'11" x 7'2" (2.41m x 2.18m) Built in wardrobe.

Shower Room:

9'4" x 4'11" (2.84m x 1.50m) Shower area accessible for disability use, wash hand basin, WC.

OUTSIDE

Front:

Mature garden with area laid to lawn, planted beds, variety of plants, bushes and shrubs. Side pedestrian access to rear garden.

Rear Garden:

Measures approximately 35' x 23' and comprises area laid to lawn, paved patio area, variety of plants, bushes, shrubs and trees.

Garage:

18'10" x 8'6" (5.74m x 2.59m) With up and over door, power and light.

OTHER INFORMATION

Tenure:

Freehold

Approximate Age:

1960's

Approximate Area:

1323sqft/122.7sqm (Including garage)

Sellers Position:

No forward chain

Heating:

Gas central heating

Windows:

UPVC double glazed windows

Loft Space:

Partially boarded with light connected

Infant/Junior School:

Chandler's Ford Infant/Merdon Junior School

Secondary School:

Toynbee Secondary School

Council Tax:

Band E

Local Council:

Eastleigh Borough Council - 02380 688000



Ground Floor = 592 sq ft / 54.9 sq m
 First Floor = 576 sq ft / 53.5 sq m
 Garage = 155 sq ft / 14.3 sq m
 Total = 1323 sq ft / 122.7 sq m
 For identification only - Not to scale



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		83
(69-80) C		
(55-68) D	55	
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	

Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). © nrichcom 2024. Produced for Sparks Ellison. REF: 1092784

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