



se sparks ellison  
**For Sale**  
023 8025 5333 sparksellison.co.uk

se sparks ellison  
est. 2003

# 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:

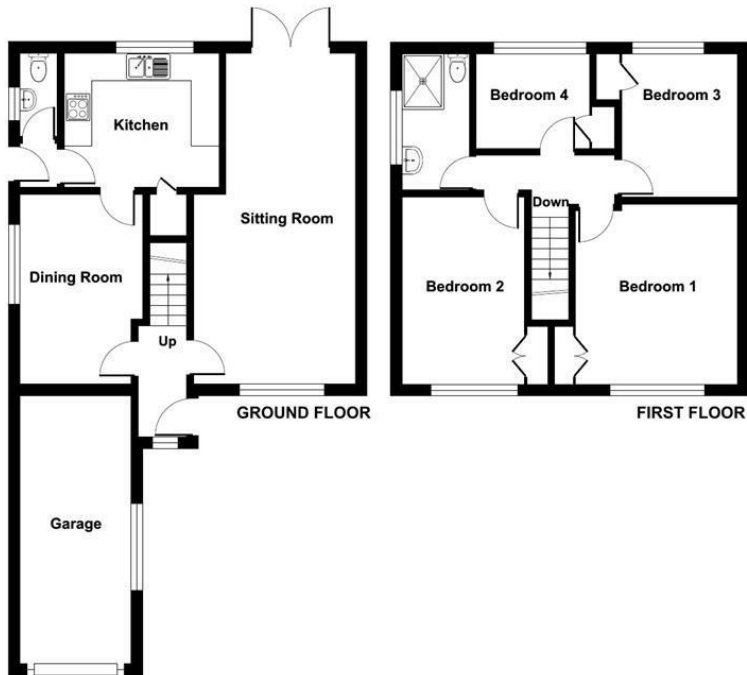
Band E

#### 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) <b>A</b>		
(81-91) <b>B</b>		<b>83</b>
(69-80) <b>C</b>		
(55-68) <b>D</b>	<b>55</b>	
(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	

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

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

Sales: t: 02380 255333 e: [property@sparksellison.co.uk](mailto:property@sparksellison.co.uk)

Lettings: t: 02380 018518 e: [lettings@sparksellison.co.uk](mailto:lettings@sparksellison.co.uk)



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.

