



17 Pennard Way, Chandler's Ford, SO53 4NJ

£625,000

A well presented four bedroom detached family home situated in a popular cul-de-sac location. The property provides extensive accommodation including a large 24'4" x 20'10" sitting/dining room that could be utilised depending on any buyer's requirements. This room benefits from bi-fold doors overlooking the rear garden and wooded backdrop. On top of this there is a study, family room, kitchen and utility room on the ground floor. All four bedrooms provide storage space with the master bedroom boasting an en-suite,

ACCOMMODATION:

Ground Floor:

Reception Hall:

Hallway:

Stairs to first floor.

Cloakroom:

5'2" x 2'10" (1.57m x 0.86m) White suite with chrome fittings comprising wash hand basin, WC.

Study:

12' x 7'9" (3.66m x 2.36m)

Sitting/Dining Room:

24'4" x 20'10" (7.42m x 6.35m) A real feature of the property with bi-fold doors opening onto the rear garden.

Family Room:

13' max x 10' (3.96m max x 3.05m)

Kitchen:

11'1" x 9'10" (3.38m x 3.00m) Built in double oven, built in gas hob, fitted extractor hood, integrated dishwasher.

Utility Room:

6'2" x 5'2" (1.88m x 1.57m) Space for fridge freezer, plumbing for washing machine, wall mounted boiler.

First Floor:

Landing:

Access to loft space, built in airing cupboard housing hot water tank.

Bedroom 1:

11'6" to wardrobes x 11' (3.51m x 3.35m) Extensive range of wardrobes and cupboards along one wall.

En Suite:

6' x 5'3" (1.83m x 1.60m) White suite with chrome fittings comprising shower with open ended enclosure, wash hand basin, WC.

Bedroom 2:

10' x 9' (3.05m x 2.74m) Built in double wardrobe.

Bedroom 3:

9'3" x 7'9" (2.82m x 2.36m) Built in double wardrobe.

Bedroom 4:

9'4" x 6'7" (2.84m x 2.01m) Built in storage cupboard.

Bathroom:

6'10" x 6'1" (2.08m x 1.85m) White suite with chrome fittings comprising bath with shower over, wash hand basin, WC.

OUTSIDE:

Front:

Area laid to lawn, side pedestrian access to rear garden, driveway providing off road parking.

Rear Garden:

Measures approximately 42' x 38' Max with area laid to lawn, paved patio area, planted beds, wooded backdrop, garden shed.

Garage:

17'1" x 8'1" (5.21m x 2.46m) With up and over door, power and light, door to rear garden.

OTHER INFORMATION

Tenure:

Freehold

Approximate Age:

1985

Approximate Area:

165.9sqm.1788sqft (Including garage)

Sellers Position:

Found property to purchase

Heating:

Gas central heating

Windows:

UPVC double glazed windows

Loft Space:

Partially boarded with ladder and light connected

Infant/Junior School:

St Francis C of E Primary School

Secondary School:

Toynbee Secondary School

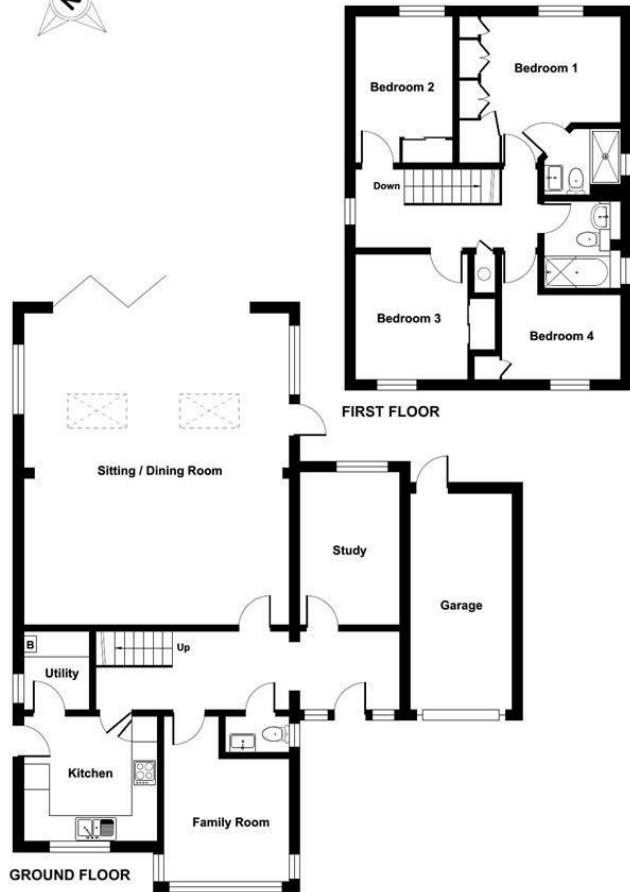
Local Council:

Eastleigh Borough Council 02380 688000

Council Tax:

Band E

Ground Floor = 1058 sq ft / 98.2 sq m
 First Floor = 594 sq ft / 55.1 sq m
 Garage = 136 sq ft / 12.6 sq m
 Total = 1788 sq ft / 165.9 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	71	
(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	

Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). © nrichcom 2024. Produced for Sparks Ellison. REF: 1091073

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