

113 Kingsway, Chandler's Ford, SO53 5DU

A charming detached family home located in the sought-after area of Kingsway, Hiltingbury and close to local shops and Hiltingbury Lakes as well as conveniently situated for the centre of Chandler's Ford, Thornden School and the M3 Motorway. The property boasts three reception rooms, kitchen and four bedrooms. The property features a spacious 64' rear garden ideal for enjoying the outdoors during the warmer months and there is a good degree off road parking. One of the standout features of this property is its potential for extension, subject to the necessary planning permissions. This offers the opportunity to truly make this house your own and tailor it to your specific needs and desires. Kingsway sits within catchment for Thornden School.

ACCOMMODATION

GROUND FLOOR

Entrance Hall:

15'7" x 8' (4.75m x 2.44m) Stairs to first floor, under stairs storage cupboard.

Sitting Room:

17'5" into bay x 14'7" max (5.31m into bay x 4.45m max) Fireplace surround and hearth with inset coal effect gas fire.

Dining Room:

13'11" x 12'5" (4.24m x 3.78m)

Kitchen:

17'2" x 8'11" (5.23m x 2.72m) Built in double oven, built in five ring gas hob, integrated extractor hood, space for fridge freezer, space and plumbing for washing machine, space and plumbing for dishwasher, wall mounted boiler.

Family Room:

13'4" x 12'2" (4.06m x 3.71m)

Cloakroom:

4'9" x 2'8" (1.45m x 0.81m) Comprising wash hand basin, WC.

FIRST FLOOR

Bedroom 1:

13'11" x 11'4" (4.24m x 3.45m) Range of fitted wardrobes along one wall.

Bedroom 2:

14' x 12'6" max (4.27m x 3.81m max)

Bedroom 3:

9' x 8'10" (2.74m x 2.69m)

Bedroom 4:

8'7" x 8' (2.62m x 2.44m)

Bathroom:

7'11" x 5'9" (2.41m x 1.75m) Comprising bath with shower over, wash hand basin, WC.

OUTSIDE

Front:

Area laid to lawn, planted beds, mature trees, large gravel driveway providing off road parking, side access to rear garden, carport.

Rear Garden:

Measures approximately 64' x 45' and comprises area laid to lawn, mature plants, bushes, shrubs and trees, paved patio area, outside tap.

OTHER INFORMATION

Tenure:

Freehold

Approximate Age:

1930's

Approximate Area:

147.8sqm/1593sqft

Sellers Position:

Looking for forward purchase

Heating:

Gas central heating

Windows:

Some UPVC double glazed windows. Some single glazed windows.

Infant/Junior School:

Chandler's Ford Infant/Merdon Junior School

Secondary School:

Thornden Secondary School

Council Tax:

Band F

Local Council:

Eastleigh Borough Council - 02380 688000

Ground Floor = 902 sq ft / 83.7 sq m First Floor = 691 sq ft / 64.1 sq m Total = 1593 sq ft / 147.8 sq m For identification only - Not to scale



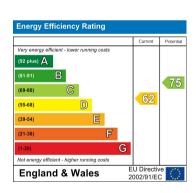














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