



# 113 Kingsway, Chandler's Ford, SO53 5DU

£765,000

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



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D		62	75
(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). © richcom 2024. Produced for Sparks Ellison. REF: 1108087

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)

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