



sparks ellison

# 6 Constantine Avenue, Chandler's Ford, SO53 2AA

£525,000

A deceptively large detached chalet-style home situated in the ever popular Peverell's Wood which sits within close proximity to the centre of Chandler's Ford with its array of amenities including Waitrose Supermarket. The property's layout provides flexible accommodation, with three first-floor bedrooms and a convenient shower room. Additionally, there is potential for two ground floor bedrooms catering to various lifestyle needs. One of the standout features of this property is the 61' rear garden offering a great outdoor space.. There is a large driveway providing ample parking space and Constantine Avenue sits within catchment for Thornden school.

## ACCOMMODATION

### GROUND FLOOR

#### Hallway:

Stairs to first floor. Concealed space and plumbing for washing machine can be found under the stairs, window overlooking rear garden, full height storage cupboard and airing cupboard.

#### Sitting Room:

17' max x 14'3" into bay (5.18m max x 4.34m into bay) Feature fireplace with gas real flame fire.

#### Family Room:

11'5" x 9' (3.48m x 2.74m) Double doors overlooking rear garden.

#### Kitchen:

13'5" x 7'10" (4.09m x 2.39m) Space for Range style cooker, fitted extractor hood, space and plumbing for dishwasher, space for fridge freezer, built in larder, boiler in cupboard.

#### Bathroom:

8'4" x 5'2" (2.54m x 1.57m) Fitted with a white suite with P shaped panel enclosed bath with thermostatic electric pumped power shower over, vanity wash hand basin, WC and two metre high ladder style chrome towel radiator.

#### Dining Room / Bedroom 4:

13'4" x 9'7" (4.06m x 2.92m)

### FIRST FLOOR

#### Bedroom 1:

19'9" x 11'8" narrowing to 7'4" (6.02m x 3.56m narrowing to 2.24m)

#### Bedroom 2:

19'9" x 8'10" max (6.02m x 2.69m max) Access to eaves storage.

#### Bedroom 3:

13'10" x 7'9" max (4.22m x 2.36m max)

#### Shower Room:

6'9" x 5'6" (2.06m x 1.68m) Fitted with a white suite with enclosed shower cubicle with pumped power shower, vanity wash hand basin with mirrored cupboard with light, WC, and extractor fan.

### OUTSIDE

#### Front:

Undoubtedly one of the properties salient features, the frontage offers parking for numerous vehicles and/or caravan/boat with an area laid to lawn, pathway giving access to front door and courtesy lighting. Gates provide access to the Garage and rear garden.

#### Rear Garden:

The mature rear garden measures approximately 61' x 42' and comprises area laid to shingle, area laid to lawn, variety of mature plants, bushes and shrubs.

#### Garage:

15'6" x 9'7" (4.72m x 2.92m) Gated access to the garage offers an additional screened parking area, light and power connected.

### OTHER INFORMATION

#### Tenure:

Freehold

#### Approximate Age:

1960's

#### Approximate Area:

1396sqft/129.6sqm (Including limited use areas)

#### Sellers Position:

Looking for forward purchase

#### Heating:

Gas central heating

#### Windows:

UPVC double glazed windows

#### Infant/Junior School:

Scantabout Primary School

#### Secondary School:

Thornden Secondary School

#### Local Council:

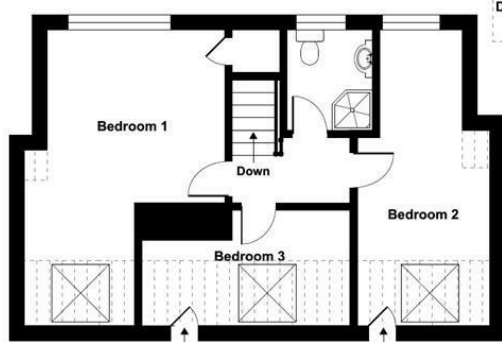
Eastleigh Borough Council 02380 688000

#### Council Tax:

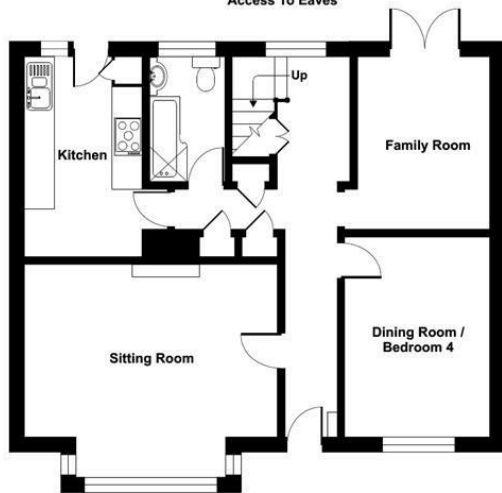
Band D



Ground Floor = 812 sq ft / 75.4 sq m  
 First Floor = 443 sq ft / 41.1 sq m  
 Limited Use Area(s) = 141 sq ft / 13.1 sq m  
 Total = 1396 sq ft / 129.6 sq m  
 For identification only - Not to scale



FIRST FLOOR



GROUND FLOOR

Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). © nichecom 2024. Produced for Sparks Ellison. REF: 1108944



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			77
(69-80) C			
(55-68) D		57	
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

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