



se sparks ellison  
For Let  
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# 51 Westwood Gardens, Chandler's Ford, SO53 1FN      £2,000 Per Calendar Month

A four bedroom detached family home located in a quiet cul-de-sac in Hiltingbury and within walking distance of Thornden School, the centre of Chandlers Ford and bus services to Southampton and Winchester. Recently refurbished with a new kitchen, bathroom and cloakroom, plus new flooring.

## ACCOMMODATION

### Ground Floor

#### Reception Hall:

19'3" x 7' (5.87m x 2.13m) Stairs to first floor with cupboard under.

#### Cloakroom:

7'1" x 2'9" (2.16m x 0.84m) Wash basin, WC, washing machine and cupboard space.

#### Sitting Room:

20'4" x 12'5" (6.20m x 3.78m) Bow window.

#### Dining Room:

12'5" x 9' (3.78m x 2.74m) Double doors to conservatory.

#### Conservatory:

12'9" x 9'10" (3.89m x 3.00m) Patio doors to rear garden, single door to rear garden and door to garage.

#### Kitchen:

14'10" x 8'11" (4.52m x 2.72m) Range of units, electric double oven, induction hob, fridge/freezer, dishwasher, larder cupboard housing boiler.

### First Floor

#### Landing:

#### Bedroom 1:

13'1" x 12'6" (3.99m x 3.81m)

#### Bedroom 2:

10'11" x 9'2" (3.33m x 2.79m)

#### Bedroom 3:

12'5" x 9' (3.78m x 2.74m)

#### Bedroom 4:

9' x 8'6" (2.74m x 2.59m)

#### Bathroom:

7'5" X 6'2" (2.26m X 1.88m) Re-fitted white suite with chrome fittings comprising bath with shower over, wash basin with cupboard under, WC and tiled walls.

## OUTSIDE

### Front:

Driveway with off street parking leading to a car port and garage, lawned area divided by a small stream with well stocked planted borders, side access to rear garden.

### Rear Garden:

Approximately 65' x 59'. The rear garden is a particularly attractive feature of the property with of two main patio areas, lawned area interspersed and surrounded by well stocked mature borders to include camellias, azaleas and a magnolia tree. A pathway leads to an upper patio with the gardens being enclosed by fencing.

### Garage:

18' x 12'1" (5.49m x 3.68m) Light and power.

## OTHER INFORMATION

### Management:

Fully managed

### Availability:

10th May 2024

### Deposit:

£2480.00

### Pets:

No pets

### Approximate Age:

1960's

### Approximate Area:

1643sqft/152.6sqm (Includes garage)

### Heating:

Gas central heating

### Windows:

UPVC double glazing

### Infant/Junior School:

Chandlers Ford Infant School / Merdon Junior School

### Secondary School:

Thornden Secondary School

### Local Council:

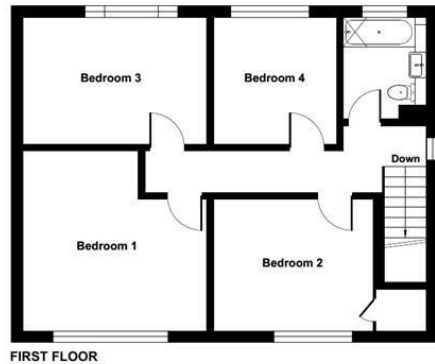
Eastleigh Borough Council - 02380 688000

### Council Tax:

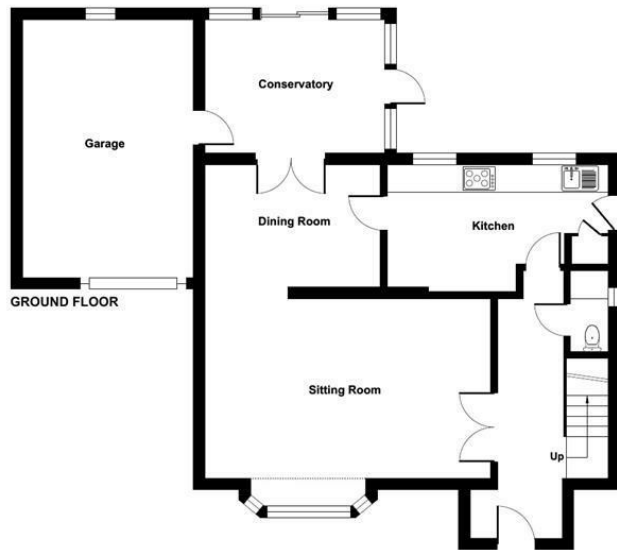
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Ground Floor = 816 sq ft / 75.8 sq m  
 First Floor = 640 sq ft / 59.4 sq m  
 Garage = 223 sq ft / 20.7 sq m  
 Total = 1679 sq ft / 155.9 sq m  
 For identification only - Not to scale



FIRST FLOOR



GROUND FLOOR



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</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>	61	72
	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: 1110186

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