



sparks ellison

# 4 Springhill Road, Chandler's Ford, SO53 2GS

£450,000

A Three bedroom detached family home situated close to the centre of Chandler's Ford and Toynbee School. The property sits in a popular spot and offers potential for extension subject to relevant planning permissions. There are three bedrooms on the first floor whilst the ground floor boasts a 20'3" Sitting / Dining Room, Conservatory, kitchen, utility room and cloakroom. Externally there is a large driveway providing off road parking for approximately 5 or 6 vehicles and a 23'4" x 13'3" garage.

## ACCOMMODATION:

### GROUND FLOOR

#### Entrance Hall:

Under stairs storage cupboard, stairs to first floor.

#### Cloakroom:

4'2" x 3'9" (1.27m x 1.14m) Comprising wash hand basin, WC.

#### Utility Room:

9'11" x 4'5" (3.02m x 1.35m) Space and plumbing for washing machine, space for tumble dryer.

#### Kitchen:

13'7" x 8'4" (4.14m x 2.54m) Built in oven, built in induction hob, built in Tepenyaki fryer, built in micro/combi oven, built in coffee machine, space for fridge freezer, space and plumbing for dishwasher, wall mounted boiler.

#### Sitting/Dining Room:

20'3" x 12'4" (6.17m x 3.76m)

#### Conservatory:

10'3" x 8'9" (3.12m x 2.67m)

### FIRST FLOOR

#### Landing:

Access to loft space, built in storage cupboard (no door)

#### Bedroom 1:

11'8" x 10'5" to wardrobes (3.56m x 3.18m to wardrobes) Built in wardrobes along one wall.

#### Bedroom 2:

12'4" x 8'3" (3.76m x 2.51m)

#### Bedroom 3:

8'8" x 8'4" (2.64m x 2.54m)

#### Bathroom:

8'2" x 5'2" (2.49m x 1.57m) White suite with chrome fittings comprising shower in cubicle, wash hand basin, WC.

## OUTSIDE:

### Front:

Area laid to slate clippings, planted bushes, driveway providing off road parking. the driveway extends along side of the property providing further parking.

### Rear Garden:

Measures approximately 52' x 35' and comprises area laid to lawn, area laid to timber deck, garden pond, planted bed, garden shed.

### Garage:

23'4" x 13'3" (7.11m x 4.04m) Twin doors, power and light.

## OTHER INFORMATION

### Tenure:

Freehold/Leasehold (The previous owner purchased the lease)

### Approximate Age:

1956

### Approximate Area:

1389sqft/129sqft (Including garage)

### Sellers Position:

Looking for forward purchase

### Heating:

Gas central heating

### Windows:

UPVC double glazing

### Loft Space:

Partially boarded with ladder and light connected

### Infant/Junior School:

Fryern Infant/Junior School

### Secondary School:

Toynbee Secondary School

### Local Council:

Eastleigh Borough Council 02380 688000

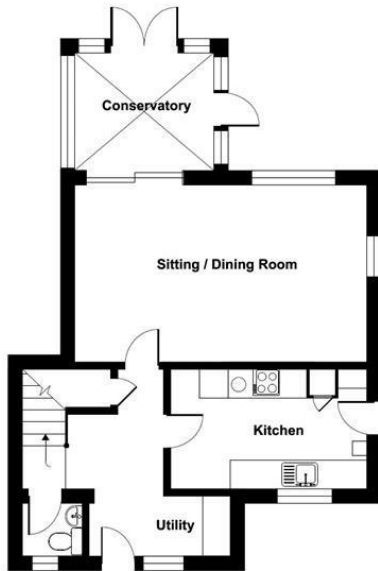
### Council Tax:

Band D

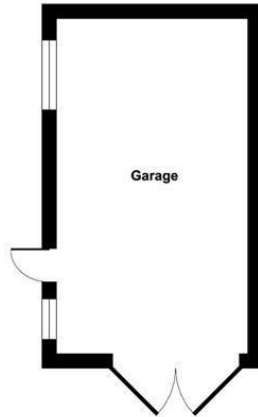
Ground Floor = 617 sq ft / 57.3 sq m  
 First Floor = 461 sq ft / 42.8 sq m  
 Garage = 311 sq ft / 28.9 sq m  
 Total = 1389 sq ft / 129 sq m  
 For identification only - Not to scale



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>		<b>84</b>
(69-80) <b>C</b>	<b>71</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>	EU Directive 2002/91/EC	

Certified Property Measurer  
 Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). © nrichcom 2024.  
 Produced for Sparks Ellison. REF: 1116358

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)

While we endeavour to make our sales particulars fair, accurate and reliable, they are only a general guide to the property and, accordingly, if there is any point which is of particular importance to you please contact the office and we will be pleased to check it for you, especially if you are contemplating travelling some distance to view the property. These approximate room sizes are only intended as general guidance. You must verify the dimensions carefully before ordering carpets or any built in furniture. Please note we have not tested the services or any of the equipment or appliances in this property, accordingly we strongly advise prospective buyers to commission their own survey or service report before finalising their offer to purchase. These particulars are issued in good faith but do not constitute representations of fact or form part of any offer or contract. The matters referred to in these particulars should be independently verified by prospective buyers or tenants. Neither Sparks Ellison nor any of its employees or agents has any authority to make or give any representation or warranty whatever in relation to this property. Your home is at risk if you do not keep up repayments on a mortgage or other loan secured on it. Written quotations available on request. All loans secured on property. Life assurance usually required.



