



# 18 Sycamore Avenue, Chandler's Ford, SO53 5RH

£550,000

Set within a plot of approximately 0.2 of an acre, affording a delightful rear garden measuring approximately 100' is this three bedroom detached bungalow offered for sale with no forward chain. The property affords a particularly spacious living room measuring 22'4" x 13' leading onto a conservatory overlooking the rear garden with a kitchen and three bedrooms, bathroom and cloakroom completing the accommodation. To the front and side is a good sized driveway providing plenty of off street parking leading to a garage measuring approximately 24'6" in length. Whilst the property is offered for sale in neat and tidy fashion it would benefit from updating and modernisation. Sycamore Avenue is conveniently placed within walking distance to local shops on Ashdown Road and Hiltingbury Road, together with Hiltingbury Schools and community centre. The centre of Chandlers Ford and Thornden School are a short distance away together with junction 12 of the M3.

## ACCOMMODATION

### Reception Hall:

Hatch to loft space, airing cupboard.

### Sitting Room:

22'4" x 13' (6.81m x 3.96m) Electric fire, patio doors to conservatory.

### Conservatory:

12'3" x 10' (3.73m x 3.05m) Glass roof, door to rear garden.

### Kitchen:

11'2" x 8" (3.40m x 2.44m) Range of units, space and plumbing for appliances, boiler, door to rear garden.

### Bedroom 1:

12'10" x 10' (3.91m x 3.05m) Two built in wardrobes.

### Bedroom 2:

11'10" x 9'4" (3.61m x 2.84m) Built in wardrobe.

### Bedroom 3:

9'10" x 9'4" (3.00m x 2.84m)

### Bathroom:

Suite comprising bath with mixer tap and shower attachment, wash basin.

### Cloakroom:

WC

## OUTSDIE

### Front:

To the front of the property is a good sized lawned area with well stocked flower and shrub borders, driveway to the side providing off street parking for several vehicles and side gate to rear garden.

### Rear Garden:

A particularly attractive feature of the property affording a pleasant westerly

aspect measuring approximately 100' in length. The rear garden is landscaped with patio, large level lawn surrounded by well stocked borders and enclosed by fencing.

### Garage:

24'6" x 9' (7.47m x 2.74m) Light and power.

## OTHER INFORMATION

### Tenure:

Freehold

### Approximate Age:

1966

### Approximate Area:

1084sqft/100.7sqm

### Sellers Position:

No forward chain

### Heating:

Gas central heating

### Windows:

UPVC double glazing

### Loft Space:

### Infant/Junior School:

Hiltingbury Infant/Junior School

### Secondary School:

Thornden Secondary School

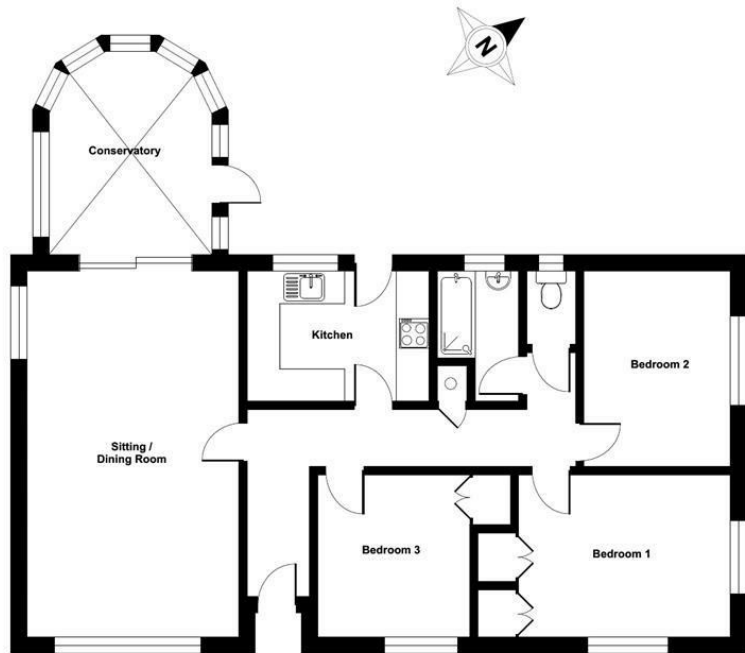
### Local Council:

Eastleigh Borough Council - 02380 688000

### Council Tax:

Band E

Ground Floor = 1084 sq ft / 100.7 sq m  
For identification only - Not to scale



GROUND FLOOR



| Energy Efficiency Rating                    |  | Current                 | Potential |
|---|--|-------------------------|-----------|
| Very energy efficient - lower running costs |  |                         |           |
| (92 plus) A                                 |  |                         |           |
| (81-91) B                                   |  |                         | 82        |
| (69-80) C                                   |  |                         |           |
| (55-68) D                                   |  | 53                      |           |
| (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). © nrichcom 2024. Produced for Sparks Ellison. REF: 1115921

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