





# 11 Maytree Road, Chandler's Ford, SO53 5RT

£550,000

A four bedroom detached family home that would benefit from some general updating and modernisation and is offered for sale with no forward chain. Maytree Road is a popular road situated in the heart of Hiltingbury and situated within catchment for both Hiltingbury and Thornden Schools. The property benefits from a sitting room, dining room, kitchen breakfast room and cloakroom on the ground floor along with the four first floor bedrooms. Externally there is a large front garden along with a 98' rear garden and garage. It also offers potential for extension subject to relevant planning permissions.

## ACCOMMODATION

### GROUND FLOOR

#### Entrance Hall:

Stairs to first floor, under stairs storage cupboard.

#### Cloakroom:

7'6" x 2'11" (2.29m x 0.89m) Comprising wash hand basin, WC.

#### Sitting Room:

15'5" x 15' (4.70m x 4.57m) Fireplace surround and hearth.

#### Dining Room:

9'7" x 9'3" (2.92m x 2.82m)

#### Kitchen/Breakfast room:

15'5" x 9' (4.70m x 2.74m) Floor standing boiler.

### FIRST FLOOR

#### Landing:

Built in airing cupboard.

#### Bedroom 1:

15'5" x 11'6" (4.70m x 3.51m) Built in wardrobes.

#### Bedroom 2:

10'10" x 9'7" (3.30m x 2.92m)

#### Bedroom 3:

10'1" x 9'6" (3.07m x 2.90m)

#### Bedroom 4:

9' x 8' (2.74m x 2.44m)

#### Bathroom:

7'1" x 6'1" (2.16m x 1.85m) Comprising bath, wash hand basin, WC.

### OUTSIDE

#### Front:

Area laid to lawn, planted bed, driveway providing off road parking and leading along side of the property to the garage.

#### Rear Garden:

Measures approximately 98' x 45' and comprises area laid to lawn, variety of mature plants, bushes, shrubs and trees, paved patio area, there is a large shed at the bottom of the garden with power and light.

#### Garage:

Up and over door, power and light.

### OTHER INFORMATION

#### Tenure:

Freehold

#### Approximate Age:

1962

#### Approximate Area:

132.6sqm/1427sqft (Including garage)

#### Sellers Position:

No forward chain

#### Heating:

Oil based central heating

#### Windows:

Single glazed windows

#### Loft Space:

Partially boarded with light connected

#### Infant/Junior School:

Hiltingbury Infant/Junior School

#### Secondary School:

Thornden Secondary School

#### Council Tax:

Band E

#### Local Council:

Eastleigh Borough Council - 02380 688000

Ground Floor = 629 sq ft / 58.5 sq m  
 First Floor = 629 sq ft / 58.5 sq m  
 Garage = 168 sq ft / 15.6 sq m  
 Total = 1427 sq ft / 132.6 sq m  
 For identification only - Not to scale



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>		72
(55-68) <b>D</b>		
(39-54) <b>E</b>	49	
(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). © nichicom 2024. Produced for Sparks Ellison. REF: 1135160

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