



53 Chalvington Road, Chandler's Ford, SO53 3DY

£499,950

An impressive four bedroom detached family home situated towards the southern end of Chandler's Ford. The property boasts a sitting room open plan to a dining room which leads out to a composite deck veranda that is covered providing year round outdoor space. Additionally, the original garage has been converted to provide a study along with a utility room. The real feature of the property is the stunning 150' rear garden providing excellent outdoor space. At the front of the property is a driveway providing parking for approximately three vehicles.

ACCOMMODATION

GROUND FLOOR

Entrance Hall:

Stairs to first floor.

Cloakroom:

4'6" x 2'5" (1.37m x 0.74m) Comprising wash hand basin, WC

Kitchen:

16' x 5'11" (4.88m x 1.80m) Space for Range style cooker, space for fridge freezer, space and plumbing for dishwasher.

Sitting Room:

15'2" x 13' (4.62m x 3.96m)

Dining Room:

12'11" x 11'11" (3.94m x 3.63m)

Study:

14'11" x 7'8" (4.55m x 2.34m)

Utility Room:

10'4" x 7'8" (3.15m x 2.34m) A split level room with space and plumbing for washing machine, wall mounted boiler.

FIRST FLOOR

Landing:

Access to loft space.

Bedroom 1:

12'11" x 10'4" max (3.94m x 3.15m max) Built in airing cupboard housing hot water tank.

Bedroom 2:

13' x 8'9" (3.96m x 2.67m)

Bedroom 3:

9'9" x 7' (2.97m x 2.13m)

Bedroom 4:

10' x 6'1" (3.05m x 1.85m)

Bathroom:

5'9" x 5'3" (1.75m x 1.60m) Comprising bath with shower over, wash hand basin, WC.

OUTSIDE

Front:

Driveway providing off road parking, side pedestrian access to rear garden.

Rear Garden:

A real feature of the property measuring approximately 150' x 40' which benefits from a raised composite deck covered veranda accessed from the dining room with steps leading to the garden which comprises area laid to lawn, variety of mature plants, bushes, shrubs and trees, paved patio area with pergola, garden shed and vegetable plots.

OTHER INFORMATION

Tenure:

Freehold

Approximate Age:

1930

Approximate Area:

1322sqft/122.7sqm

Sellers Position:

Looking for forward purchase

Heating:

Gas central heating

Windows:

UPVC double glazed windows

Loft Space:

Fully boarded with ladder & light connected

Infant/Junior School:

Fryern Infant/Junior School

Secondary School:

Toynbee Secondary School

Council Tax:

Band E

Local Council:

Eastleigh Borough Council - 02380 688000



Ground Floor = 784 sq ft / 72.8 sq m
 First Floor = 538 sq ft / 49.9 sq m
 Total = 1322 sq ft / 122.7 sq m
 For identification only - Not to scale



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D		61	76
(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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