



sparkes ellison

18 Springhill Road, Chandler's Ford, SO53 2GP

£495,000

An exceptionally well presented and maintained detached bungalow situated conveniently for the centre of Chandlers' Ford along with the Number 1 Bus route serving Winchester and Southampton. The property has under floor heating throughout and boasts three bedrooms, a cloakroom and four piece bathroom suite along with a tiled floor sitting room and a stunning newly extended kitchen/breakfast/dining room. Externally, the presentation is of a similar high standard with a low maintenance rear garden along with ample off road parking and a newly constructed garage. The centre of Chandler's Ford is a short stroll and provides a variety of facilities including Waitrose supermarket.

ACCOMMODATION:

Entrance Hall:

Access to loft space.

Cloakroom:

5'11" x 2'11" (1.80m x 0.89m) Comprising wash hand basin, WC, concealed boiler.

Sitting Room:

12'4" x 11'5" (3.76m x 3.48m) Tiled floor, steps to:

Kitchen/Dining Room:

21'7" x 11'11" (6.58m x 3.63m) Built in AEG oven, built in Neff gas hob, fitted Neff extractor hood, space for fridge/freezer, space and plumbing for dishwasher, space and plumbing for washing machine, fitted breakfast bar, space for table and chairs.

Bedroom 1:

11'10" x 11' (3.61m x 3.35m) Built in double wardrobe.

Bedroom 2:

12'6" x 7'10" (3.81m x 2.39m) Built in double wardrobe.

Bedroom 3:

14' x 7' (4.27m x 2.13m)

Bathroom:

11'5" x 6'10" (3.48m x 2.08m) Four piece suite comprising multi function steam shower, freestanding bath, wash hand basin with cupboards under, WC.

OUTSIDE:

Front:

Block paved driveway providing off road parking, planted bed.

Rear Garden:

Measures approximately 23' x 15'. A low maintenance garden with paved patio area, pergola, planted bed, outside tap. There is a further area currently set up for parking but could be utilised as further garden area.

Garage:

15'7" x 9'4" (4.75m x 2.84m) With electric roller door, power and light.

OTHER INFORMATION

Tenure:

Freehold

Approximate Age:

1956

Approximate Area:

101.9sqm/1097sqft

Sellers Position:

Looking for a forward purchase

Heating:

Under floor heating

Windows:

UPVC double glazing

Loft Space:

Partially boarded with ladder and light

Infant/Junior School:

Fryern Infant / Junior School

Secondary School:

Toynbee Secondary School

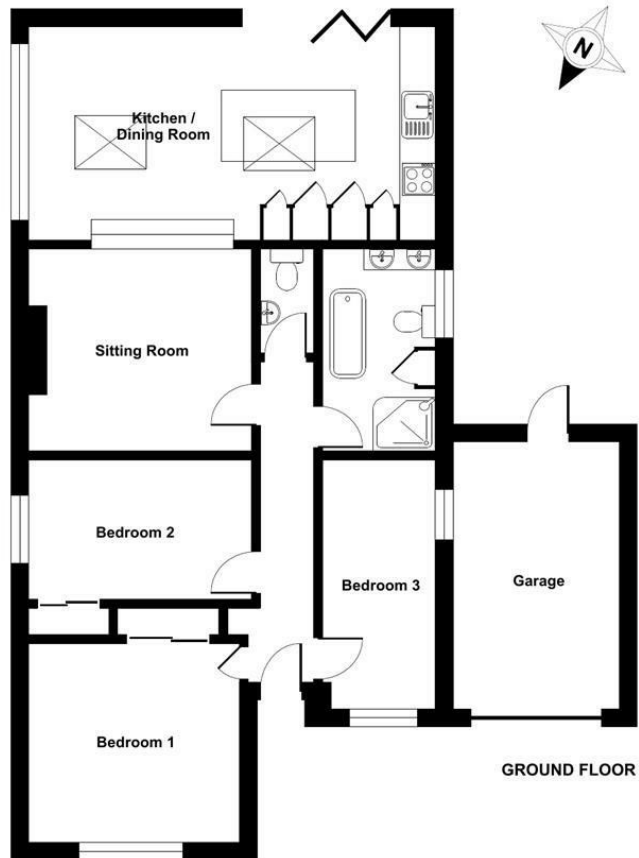
Local Council:

Eastleigh Borough Council - 02380 688000

Council Tax:

Band D

Ground Floor = 957 sq ft / 88.9 sq m
 Garage = 140 sq ft / 13 sq m
 Total = 1097 sq ft / 101.9 sq m
 For identification only - Not to scale



Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). © richiecom 2024. Produced for Sparks Ellison. REF: 1138170



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			84
(81-91) B			
(69-80) C		68	
(55-68) D			
(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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