



sparks ellison

# 28 Mead Road, Chandler's Ford, SO53 2EZ

£425,000

A magnificent three bedroom semi detached Victorian home detailed with much of its original charm and character whilst combining the benefits of modern day living. The property has been extended to the rear to provide a stunning open plan kitchen/dining space with bi-fold doors to rear garden together with a utility room and downstairs cloakroom complemented by two reception rooms. The re-fitted kitchen has an attractive range of grey shaker style units. On the first floor, three bedrooms are served by a modern bathroom. The rear garden enjoys a pleasant westerly aspect. Mead Road is conveniently situated close to the the centre of Chandler's Ford and within easy reach of the two main shopping areas and bus services to Southampton and Winchester together with Chandler's Ford railway station and Junction 12 of the M3.

## ACCOMMODATION

### GROUND FLOOR

#### Entrance Vestibule:

Storage cupboard, door to family room.

#### Family Room:

11'2" x 10'8" (3.40m x 3.25m) Into bay , fitted storage cupboard, Karndean floor, open to sitting room.

#### Sitting Room:

14'3" x 10'10" (4.34m x 3.30m) Double doors to rear garden, Karndean floor. A central feature fireplace with double sided log burner is a real feature of these two rooms.

#### Inner Hallway:

Stairs to first floor.

#### Kitchen/Breakfast Room:

18'3" x 9' (5.56m x 2.74m) Fitted modern range of grey shaker style units and Minerva worktops incorporating breakfast bar, Range style electric oven and gas hob with extractor hood over, space and plumbing for dishwasher, space for fridge freezer, cupboard housing boiler, Karndean floor, open plan to dining area.

#### Dining Area:

10'2" x 8' (3.10m x 2.44m) Bi-fold doors to rear garden, Karndean floor.

#### Utility Room:

11'4" x 3'7" (3.45m x 1.09m) Space and plumbing for washing machine, sink unit, door to outside, Karndean floor.

#### Cloakroom:

4'10" x 3'6" (1.47m x 1.07m) White suite with chrome fitments comprising wash basin, wc, Karndean floor.

### FIRST FLOOR

#### Landing:

Hatch to loft space.

#### Bedroom 1:

11'4" x 9'7" (3.45m x 2.92m) Two fitted double wardrobes.

#### Bedroom 2:

10'5" x 8'11" (3.18m x 2.72m)

#### Bedroom 3:

10'2" x 8'8" (3.10m x 2.64m) Into recess and excluding bay.

#### Bathroom:

7' x 5'2" (2.13m x 1.57m) Modern white suite comprising bath with shower unit over, wash hand basin, wc, part tiled walls, luxury vinyl flooring.

### OUTSIDE

#### Front:

Area laid to slate clippings, area laid to shingle, pathway to front door and side access to rear garden.

#### Rear Garden:

A delightful feature of the property affording a pleasant westerly aspect measuring approximately 42' x 18'. Paved patio area, area laid to artificial lawn, electric awning, playhouse.

### OTHER INFORMATION

#### Tenure:

Freehold

#### Approximate Age:

1900

#### Approximate Area:

103.5sqm/1114sqft

#### Sellers Position:

Looking for forward purchase

#### Heating:

Gas central heating

#### Windows:

UPVC double glazed windows

#### Loft Space:

Partially boarded with ladder & light connected

#### Infant/Junior School:

Chandlers Ford Infant School / Merdon Junior School

#### Secondary School:

Toynbee Secondary School

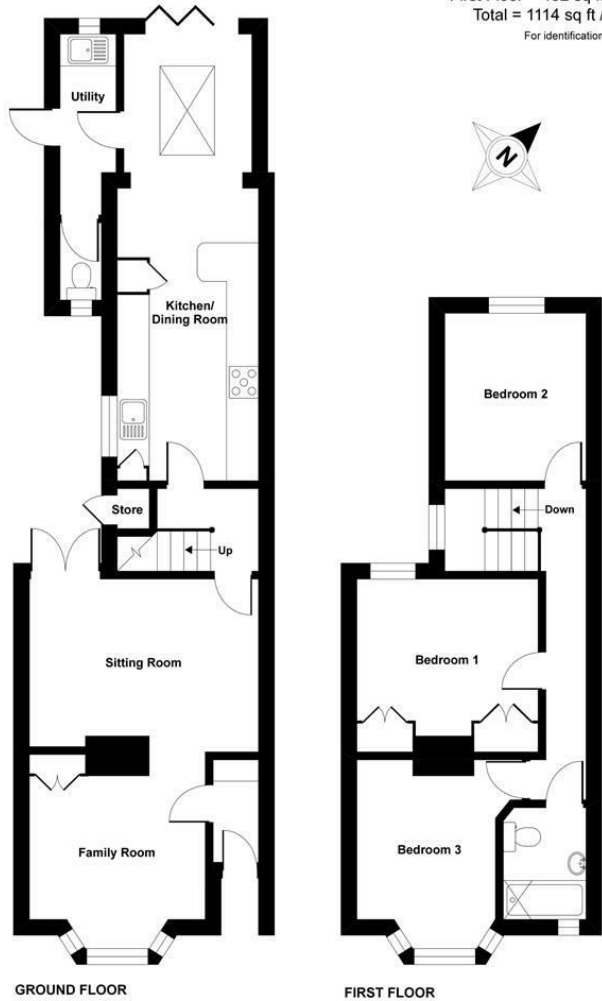
#### Council Tax:

Band C

#### Local Council:

Eastleigh Borough Council - 02380 688000

Ground Floor = 652 sq ft / 60.6 sq m (excludes store)  
 First Floor = 462 sq ft / 42.9 sq m  
 Total = 1114 sq ft / 103.5 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>		
(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	

Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). © richcom 2020. Produced for Sparks Ellison. REF: 636120

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