



sparks ellison

47 Randall Road, Chandler's Ford, SO53 5AJ

£725,000

A delightful four bedroom detached family home situated in one of the most popular roads within the heart of Hiltingbury and provides scope for extension subject to relevant planning permission. The property sits within a beautiful plot measuring approximately 0.2 acres and is offered for sale with no forward chain. There are four good size bedrooms, three of which have fitted wardrobes, along with a sitting room, separate dining room and a kitchen. Externally, there is a wonderful 110' x 49' westerly facing rear garden. Randall Road sits within catchment for Hiltingbury and Thornden Schools.

ACCOMMODATION

GROUND FLOOR

Entrance Hall:

Stairs to first floor.

Cloakroom:

5' x 2'7" (1.52m x 0.79m) Comprising wash hand basin, WC.

Sitting Room:

22'2" x 12'10" max (6.76m x 3.91m max) Fitted gas fire.

Dining Room:

11'5" x 9'1" (3.48m x 2.77m)

Kitchen:

21'3" max x 9' max (6.48m max x 2.74m max) Space for cooker, space and plumbing for washing machine, space and plumbing for slimline dishwasher, space for fridge, space for freezer.

Conservatory:

12'3" x 7'8" (3.73m x 2.34m)

FIRST FLOOR

Landing:

Access to loft space.

Bedroom 1:

12'11" to wardrobes x 10'5" (3.94m to wardrobes x 3.18m) Range of fitted wardrobes and cupboards.

Bedroom 2:

10' to wardrobes x 9'1" (3.05m to wardrobes x 2.77m) Range of fitted wardrobes and cupboards.

Bedroom 3:

11'5" including wardrobe depth x 9'1" (3.48m including wardrobe depth x 2.77m) Range of fitted wardrobes and cupboards.

Bedroom 4:

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

Bathroom:

9' x 5'5" (2.74m x 1.65m) Comprising shower in cubicle, bath, wash hand basin, wc.

OUTSIDE

Front:

Area laid to lawn, planted borders, driveway providing off road parking, side access to rear garden.

Rear Garden:

Measures approximately 110' x 49'. A wonderful, westerly facing garden with large variety of mature plants, bushes, shrubs and trees, area laid to lawn, garden pond, garden shed, greenhouse.

OTHER INFORMATION

Tenure:

Freehold

Approximate Age:

1961

Approximate Area:

138.9sqm/1496sqft (Including garage)

Sellers Position:

No forward chain

Heating:

Gas central heating

Windows:

UPVC double glazed windows

Loft Space:

Partially boarded with ladder and light connected

Infant/Junior School:

Hiltingbury Infant/Junior School

Secondary School:

Thornden Secondary School

Council Tax:

Band F

Local Council:

Eastleigh Borough Council - 02380 688000



Ground Floor = 702 sq ft / 65.2 sq m
 First Floor = 661 sq ft / 61.4 sq m
 Garage = 133 sq ft / 12.3 sq m
 Total = 1496 sq ft / 138.9 sq m
 For identification only - Not to scale



FIRST FLOOR



GROUND FLOOR

Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). © richcom 2024. Produced for Sparks Ellison. REF: 1155394



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		79
(69-80) C	67	
(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	

94 Winchester Road, Chandler's Ford, Hampshire, SO53 2GJ

Sales: t: 02380 255333 e: property@sparksellison.co.uk

Lettings: t: 02380 018518 e: lettings@sparksellison.co.uk

While we endeavour to make our sales particulars fair, accurate and reliable, they are only a general guide to the property and, accordingly, if there is any point which is of particular importance to you please contact the office and we will be pleased to check it for you, especially if you are contemplating travelling some distance to view the property. These approximate room sizes are only intended as general guidance. You must verify the dimensions carefully before ordering carpets or any built in furniture. Please note we have not tested the services or any of the equipment or appliances in this property, accordingly we strongly advise prospective buyers to commission their own survey or service report before finalising their offer to purchase. These particulars are issued in good faith but do not constitute representations of fact or form part of any offer or contract. The matters referred to in these particulars should be independently verified by prospective buyers or tenants. Neither Sparks Ellison nor any of its employees or agents has any authority to make or give any representation or warranty whatever in relation to this property. Your home is at risk if you do not keep up repayments on a mortgage or other loan secured on it. Written quotations available on request. All loans secured on property. Life assurance usually required.



