





# 28 Peverells Wood Avenue, Chandler's Ford, SO53 2BU

£550,000

A beautifully presented three bedroom detached family home situated on the ever popular Peverells Wood development providing easy access to the centre of Chandler's Ford, including Waitrose supermarket, and benefiting from easy transport links to the M3 motorway, mainline railway stations and an International Airport. This stunning home has been updated throughout and cared for by the current owners providing modern accommodation and a wonderful southerly facing rear garden which includes a large composite deck and mature plants. Externally, there is a driveway providing off parking to the front, along with access to a garage. Peverells Wood Avenue within catchment for Thornden School.

## ACCOMMODATION

### GROUND FLOOR

#### Entrance Hall:

Stairs to first floor.

#### Cloakroom:

4' x 4' max (1.22m' x 1.22m' max ) Comprising wash hand basin, WC.

#### Sitting Room:

14'11" x 12'5" (4.55m x 3.78m)

#### Kitchen/Dining Room:

20'3" x 10'9" (6.17m x 3.28m) Built in double oven, built in microwave, built in coffee machine, integrated dishwasher, hot tap, space for table and chairs, fitted extractor hood, cupboard housing space for fridge freezer, cupboard housing boiler.

### FIRST FLOOR

#### Landing:

Access to loft space, built in airing cupboard.

#### Bedroom 1:

11'6" plus door recess x 9'2" (3.51m plus door recess x 2.79m) Built in wardrobe.

#### Cloakroom:

5'1" x 2'3" (1.55m x 0.69m) Comprising wash hand basin, WC.

#### Bedroom 2:

12' x 9'2" (3.66m' x 2.79m) Built in wardrobe.

#### Bedroom 3:

10' x 7'8" (3.05m' x 2.34m)

#### Bathroom:

7'11" x 5'2" (2.41m x 1.57m) Comprising corner bath, shower in cubicle, wash hand basin with drawer under, WC.

### OUTSIDE

#### Front:

Area laid to shingle, planted border, driveway providing off road parking, side passageway to rear garden.

#### Rear Garden:

Measures approximately 44' x 40' with a pleasant southerly aspect and comprises area laid to composite deck with glass balustrade, area laid to lawn, mature planted borders. There is a cabin measuring 12'8" x 9'2" with power and light.

#### Garage:

18'1" x 8'4" (5.51m x 2.54m) With electric roller door, power and light.

### OTHER INFORMATION

#### Tenure:

Freehold

#### Approximate Age:

1960's

#### Approximate Area:

86.7sqm/934sqft

#### Sellers Position:

Looking for forward purchase

#### Heating:

Gas central heating

#### Windows:

UPVC double glazed windows

#### Loft Space:

Partially boarded with ladder and light connected

#### Infant/Junior School:

Scantabout Primary School

#### Secondary School:

Thornden Secondary School

#### Council Tax:

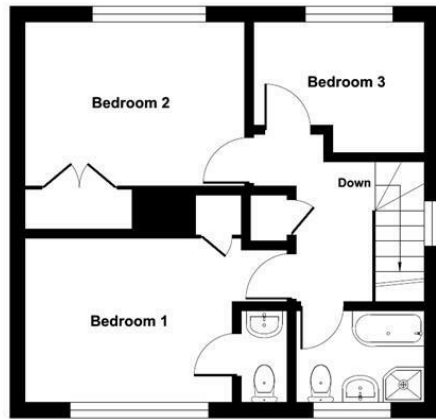
Band E

#### Local Council:

Eastleigh Borough Council - 02380 688000



Ground Floor = 479 sq ft / 44.5 sq m  
 First Floor = 455 sq ft / 42.2 sq m  
 Total = 934 sq ft / 86.7 sq m  
 For identification only - Not to scale



FIRST FLOOR



GROUND FLOOR



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			83
(69-80) C		70	
(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	

Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). © nichecom 2024. Produced for Sparks Ellison. REF: 1152541

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