



74 Ashdown Road, Chandler's Ford, SO53 5QG

£525,000

A delightful four bedroom detached family home conveniently situated within Hiltingbury and walking distance to a range of local shops on Ashdown Road and Hiltingbury Road, Hiltingbury Schools, Community Centre and Recreation Ground. Also within walking distance are pleasant woodland walks and the neighbouring Hocombe Mead. The property itself benefits from spacious well proportioned rooms with a particular highlight being the L shaped and re-fitted modern kitchen/dining room measuring approximately 19'10" x 17'3". In addition to this is a generous 20'4" sitting room, re-fitted modern cloakroom and conservatory to the ground floor. On the first floor are four good sized bedrooms and modern bathroom and outside a driveway provides off street parking leading to the adjoining garage with an established rear garden. The property is offered for sale with no forward chain and is also situated within the catchment for the popular Thornden School with easy access to Junction 12 of the M3.

ACCOMMODATION

GROUND FLOOR

Open Porch:

Front door to reception hall.

Reception Hall:

Stairs to first floor with cupboard under.

Cloakroom:

Re-fitted modern white suite comprising wash basin with cupboard under, wc, tiled floor.

Sitting Room:

20'4" x 11' extending to 14'10" into bay window (6.20m x 3.35m x 4.52m) Fireplace.

Kitchen/Dining Room:

19'10" x 17'3" (6.05m x 5.26m) An L shaped room with the kitchen area affording a comprehensive range of modern re-fitted matt grey units with granite worktops over, built in electric double oven, gas hob with extractor hood over, integrated dishwasher and fridge/freezer, space and plumbing for washing machine. The dining area provides plenty of space for table and chairs, with doors to conservatory and side lobby.

Conservatory:

11'6" x 8'7" (3.51m x 2.62m) Wooden floor, electric heater, double doors to rear garden.

Lobby:

Storage cupboards, space for appliances, door to rear garden.

FIRST FLOOR

Landing:

Hatch to loft space.

Bedroom 1:

14'8" x 11'3" (4.47m x 3.43m) Fitted wardrobe.

Bedroom 2:

11' x 10'8" (3.35m x 3.25m)

Bedroom 3:

11' x 8'10" (3.35m x 2.69m) Airing cupboard, shelved cupboard.

Bedroom 4:

9'2" x 8'6" (2.79m x 2.59m) (This bedroom is presently set up and plumbed with a double width shower cubicle and sink unit).

Bathroom:

7'9" x 5'4" (2.36m x 1.63m) Modern white suite comprising bath, wash basin, storage cupboards, wc, tiled walls.

OUTSIDE

Front:

To the front of the property is a driveway that provides ample parking with adjacent lawned area and flower and shrub borders and side access to rear garden.

Rear Garden:

Adjoining the property is a paved patio leading onto a lawned area surrounded by well stocked hedging and fencing creating a private environment, two garden sheds.

Garage:

17' x 8'8" (5.18m x 2.64m) Light and power, door to rear garden, boiler.

OTHER INFORMATION

Tenure:

Approximate Age:

Approximate Area:

1536sqft/141.6sqm

Sellers Position:

No forward chain

Heating:

Gas central heating

Windows:

UPVC double glazing

Loft Space:

Partially boarded

Infant/Junior School:

Hiltingbury Infant/Junior School

Secondary School:

Thornden Secondary School

Local Council:

Eastleigh Borough Council - 02380 688000

Council Tax:

Band E



Ground Floor = 783 sq ft / 72.7 sq m
 First Floor = 597 sq ft / 55.4 sq m
 Garage = 146 sq ft / 13.5 sq m
 Total = 1526 sq ft / 141.6 sq m
 For identification only - Not to scale



RICS Certified Property Measurer
 Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). © nichecom 2024. Produced for Sparks Ellison. REF: 1166723

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