



# 2 Collingbourne Drive, Chandler's Ford, SO53 4SW

£599,000

A most attractive double fronted four bedroom detached house offered for sale with no forward chain. The spacious well planned accommodation provides two main reception rooms to the ground floor, conservatory, kitchen/breakfast room and utility room. On the first floor are four good size bedrooms together with en-suite and family bathroom. Externally the property provides a double width driveway leading to a double garage with a pleasant rear garden measuring approximately 53' x 50' affording a south westerly aspect. Collingbourne Drive is a highly sought after road forming part of the popular Valley Park area which itself benefits from an excellent range of day to day amenities to include schooling, shops, doctors, dentists and leisure centre.

## ACCOMMODATION

### GROUND FLOOR

#### Reception Hall:

Stairs to first floor.

#### Cloakroom:

Wash basin, w.c.

#### Sitting Room:

22'4" x 11'6" (6.81m x 3.51m) Brick fireplace with adjacent gas point, double doors to conservatory.

#### Conservatory:

11'1" x 9'3" (3.38m x 2.82m) Double doors to rear garden, glass roof.

#### Dining Room:

11'7" x 9'6" (3.53m x 2.90m)

#### Kitchen/Breakfast Room:

18'2" x 7'10" (5.54m x 2.39m) Range of units, space for table and chairs, electric double oven, gas hob with extractor hood over, lobby with understairs storage cupboard.

#### Utility Room:

7'2" x 7' (2.18m x 2.13m) Cupboards, boiler, space and plumbing for appliances, tiled floor, door to outside.

### FIRST FLOOR

#### Landing:

Hatch to loft space, airing cupboard.

#### Bedroom 1:

11'4" x 10'5" (3.45m x 3.18m) Measurement up to range of built in wardrobes.

#### En-suite:

Suite comprising shower cubicle, wash basin, w.c.

#### Bedroom 2:

11'4" x 9'4" (3.45m x 2.84m) Built in wardrobe.

#### Bedroom 3:

11'8" x 8'10" (3.56m x 2.69m) Built in wardrobe.

#### Bedroom 4:

10'8" x 7'11" (3.25m x 2.41m) Built in wardrobe.

#### Bathroom:

8'5" x 4'8" (2.57m x 1.42m) Suite comprising bath, wash basin, w.c.

## OUTSIDE

### Front:

To the front of the property are gravelled pathways interspersed with well stocked flower and shrub borders and side gate to rear garden. Double width driveway affording off street parking leading to double garage, side gate to rear garden.

### Rear Garden:

The rear garden is a particularly attractive feature of the property measuring approximately 53' x 50' affording a pleasant south westerly aspect and a high degree of privacy. Adjoining the house is a patio leading onto a lawned area surrounded by flower and shrub borders, enclosed by hedging and fencing.

### Double Garage:

18'2" x 17'2" (5.54m x 5.23m) Light and power.

## OTHER INFORMATION

### Tenure:

Freehold

### Approximate Age:

1988

### Approximate Area:

136sqm/1464sqft

### Sellers Position:

No forward chain

### Heating:

Gas central heating

### Windows:

UPVC double glazed windows

### Loft Space:

Partially boarded

### Infant/Junior School:

St. Francis Primary School

### Secondary School:

Toynbee Secondary School

### Council Tax:

Band F - £2,700.55 22/23

### Local Council:

Test Valley Borough Council - 01264 368000

Ground Floor = 828 sq ft / 76.9 sq m  
 First Floor = 636 sq ft / 59 sq m  
 Total = 1464 sq ft / 136 sq m  
 For identification only - Not to scale



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			81
(69-80) C		64	
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
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). © richceom 2022. Produced for Sparks Ellison. REF: 901425

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