



sparks ellison

1 Beechwood Close, Chandler's Ford, SO53 5PB

£675,000

A four bedroom detached chalet style home offering flexible accommodation and offered for sale with no forward chain. The property provides two first floor bedrooms sharing a bathroom with two further ground floor bedrooms along with a 35' sitting/dining/family room, kitchen and cloakroom. Externally there is a stunning 83' mature rear garden along with an attractive. good size frontage providing ample off road parking leading to a 26'6" garage. Beechwood Close is a popular cul de sac situated within catchment for Hiltingbury and Thornden Schools.

ACCOMMODATION:

GROUND FLOOR:

Entrance Hall:

Stairs to first floor, fitted storage cupboard/

Cloakroom:

10'5" x 3' (3.18m x 0.91m) Comprising wash hand basin, wc.

Sitting/Dining/Family Room:

35' x 11'10" (10.67m x 3.61m) Brick built fireplace surround and tiled hearth with fitted electric fire.

Kitchen:

14' x 8'1" (4.27m x 2.46m) Built in oven, built in electric hob, integrated extractor hood, space and plumbing for slimline dishwasher, boiler in cupboard,.

Lean To:

Plumbing for washing machine, ventilation for tumble dryer, door to garage.

Bedroom:

10'4" x 9'4" (3.15m x 2.84m)

Bedroom:

14'5" into bay x 12'1" including wardrobe depth (4.39m x 3.68m) Fitted wardrobes along one wall.

FIRST FLOOR:

Landing:

Bedroom:

13'3" x 7'8" (4.04m x 2.34m) Built in storage cupboard, access to eaves.

Bedroom:

13'3" x 8'7" (4.04m x 2.62m) Built in wardrobe, access to eaves.

Bathroom:

10'3" x 5'7" (3.12m x 1.70m) Comprising bath with shower over, wash hand basin, wc, electric underfloor heating.

OUTSIDE:

Front:

Area laid to lawn, variety of mature, plants and shrubs, planted beds, block paved driveway providing off road parking, outside tap.

Rear Garden:

Measures approximately 83' x 31'. A real feature of the property. A stunning, enclosed garden with a variety of mature, plants, bushes, shrubs and trees, block paved patio, area laid to lawn, summer house.

Garage:

26'6" x 12'2" (8.08m x 3.71m) (Measured at mid point)

OTHER INFORMATION

Tenure:

Freehold

Approximate Age:

1950's

Approximate Area:

1690sqft/156.8sqm (Including garage and limited use areas)

Sellers Position:

No forward chain

Heating:

Gas central heating

Windows:

UPVC double glazing

Infant/Junior School:

Hiltingbury Infant/Junior School

Secondary School:

Thornden Secondary School

Local Council:

Test Valley Borough Council - 01264 368000

Council Tax:

Band F

Ground Floor = 968 sq ft / 89.9 sq m
 First Floor = 382 sq ft / 35.4 sq m
 Garage = 289 sq ft / 26.8 sq m
 Limited Use Area(s) = 51 sq ft / 4.7 sq m
 Total = 1690 sq ft / 156.8 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 | | |
| (69-80) C | | |
| (55-68) D | | |
| (39-54) E | | |
| (21-38) F | | |
| (1-20) G | | |
| Not energy efficient - higher running costs | | |
| England & Wales | 55 | 74 |
| | EU Directive 2002/91/EC | |

Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). © richcom 2024. Produced for Sparks Ellison. REF: 1174093

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