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# 26 Gordon Road, Chandler's Ford, SO53 5AN

£800,000

A delightful detached family home situated in one of Chandler's Ford's most sought after locations. The property has been extended to create a well proportioned home with 4 bedrooms, 3 reception rooms and a kitchen breakfast room. The property enjoys a mature plot measuring approximately 0.2 acres with a 111' x 50' rear garden and Gordon Road is conveniently placed for local shops along with access to the M3 motorway and falls within catchment for Thornden School.

## ACCOMMODATION:

### Ground floor:

#### Entrance hall:

Stairs to first floor.

#### Shower room

10'4"×5'6" White suite with chrome fittings comprising shower, wash, hand basin, WC.

#### Family Room/Study:

10'10"×8'5" understairs storage cupboard

#### Sitting Room:

22'1"×12'

#### Dining Room:

13'6"×9'10"

#### Kitchen/Breakfast Room:

18' x 14'3" Space and point for cooker, fitted extractor hood, space and plumbing for dishwasher, space for fridge, space for freezer, space for table and chairs, built in larder cupboard housing boiler.

### First Floor:

#### Landing:

#### Bedroom 1:

11'11"×11'4" plus bay Extensive range of fitted wardrobes and cupboards.

#### Bedroom 2:

13'8" into Bay x 10'11" Fitted double wardrobe, access to loft space.

#### Bedroom 3:

15'10" max x 11'11" max

#### Bedroom 4:

11'8"×7'9"

#### Bathroom:

8'2"×7'6" Open ended shower enclosure, wash, hand basin with drawer under, WC. storage cupboards.

### Outside:

#### Front:

Variety of plants, bushes and shrubs, gravel, driveway affording, off-road parking for approximately four vehicles, side pedestrian access to rear garden.

#### Rear garden:

Measures approximately 111' x 50' and comprises paved patio area, area laid to lawn, variety of mature plants, bushes, shrubs, and trees, further patio areas, garden sheds, outside tap.

#### Garage:

9'10"×7'10" With and over door, power and light. The garage is partitioned to provide a utility room measuring 8'5"×5'9" with space and plumbing for washing machine, space for tumble dryer.

## OTHER INFORMATION

#### Tenure:

Freehold

#### Approximate Age:

1958

#### Approximate Area:

1691sqft/156.9sqm (Including limited use areas)

#### Sellers Position:

No forward chain

#### Heating:

Gas central heating

#### Windows:

UPVC double glazed windows

#### Loft Space:

Partially boarded with light connected

#### Infant/Junior School:

Hiltingbury Infant/Junior School

#### Secondary School:

Thornden Secondary School

#### Local Council:

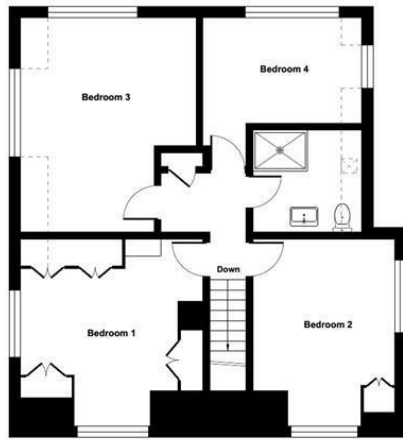
Eastleigh Borough Council - 02380 688000

#### Council Tax:

Band F

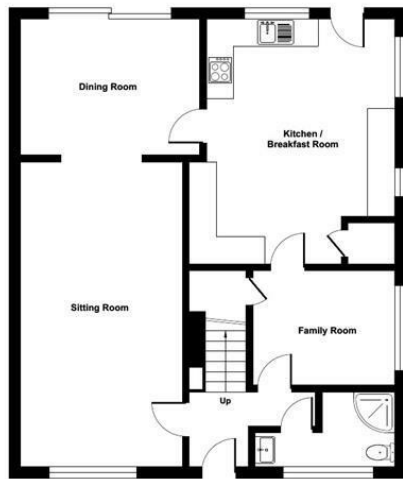


Ground Floor = 905 sq ft / 84 sq m  
 First Floor = 743 sq ft / 69 sq m  
 Limited Use Area(s) = 43 sq ft / 3.9 sq m  
 Total = 1691 sq ft / 156.9 sq m  
 For identification only - Not to scale

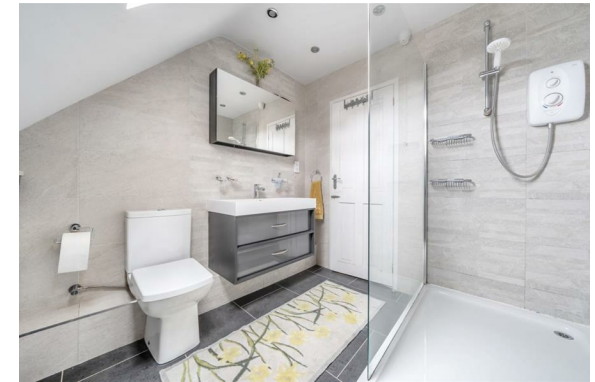


Denotes restricted head height

FIRST FLOOR



GROUND FLOOR



Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). © nichecom 2023. Produced for Sparks Ellison. REF: 956766

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		<b>82</b>
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>	<b>64</b>	
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
<b>England &amp; Wales</b>	EU Directive 2002/91/EC	

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

Sales: t: 02380 255333 e: [property@sparksellison.co.uk](mailto:property@sparksellison.co.uk)  
 Lettings: t: 02380 018518 e: [lettings@sparksellison.co.uk](mailto: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.





