



se sparks ellison
For Sale
0208015455 sparksellison.co.uk



sparks ellison

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

£775,000

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

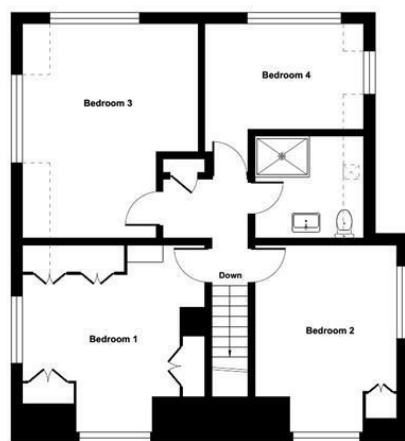
Local Council:
Eastleigh Borough Council - 02380 688000

Council Tax:
Band F



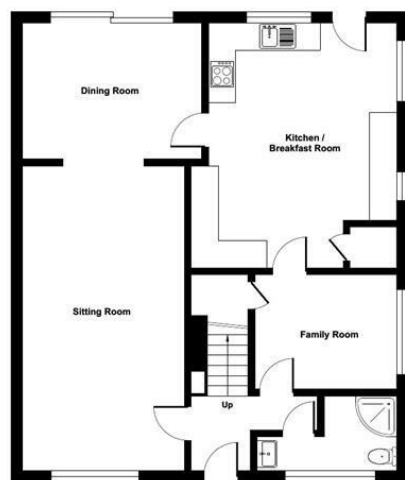
Ground Floor = 905 sq ft / 84 sq m
 First Floor = 743 sq ft / 69 sq m
 Limited Use Area(s) = 43 sq ft / 3.9 sq m
 Total = 1691 sq ft / 156.9 sq m

For identification only - Not to scale



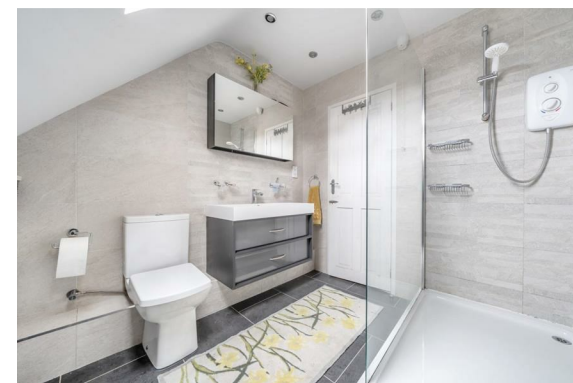
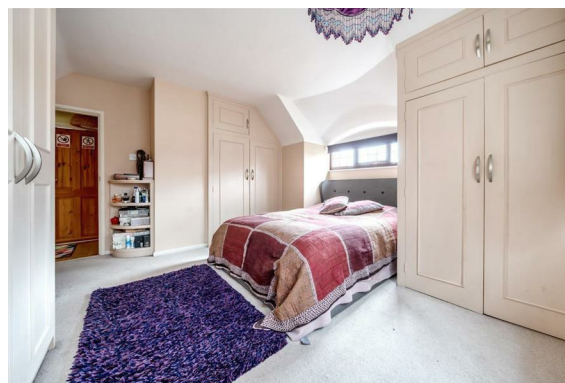
Denotes restricted head height

FIRST FLOOR



GROUND FLOOR

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



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

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