



2 Park Road, Chandler's Ford, SO53 2EU

£725,000

An attractive five bedroom detached Victorian family home situated close to the centre of Chandler's Ford. The master bedroom benefits from an en-suite and dressing room with the four other bedrooms sharing the family bathroom. On the ground floor there are four reception rooms along with a kitchen/breakfast room and cloakroom with the family room at the rear providing excellent space for family life. Externally there is plenty of space for off road parking at the front and a pleasant enclosed rear garden.

ACCOMMODATION

GROUND FLOOR

Entrance Porch:

Entrance Hall:

Stairs to first floor, wooden floorboards, under stairs storage cupboard.

Sitting Room:

15'6" max plus bay x 12'11" (4.57m plus bay x 3.94m) Feature fireplace surround and hearth.

Study:

13'4" max x 9'10" (4.06m max x 3.00m) Wooden floorboards.

Dining Room:

14'11" x 12'10" (4.55m x 3.91m) Fitted log burner with hearth and mantle, wooden floorboards.

Family Room:

19'4" x 16'4" (5.89m x 4.98m) Wooden floorboards.

Kitchen/Breakfast Room:

22'3" x 9'11" (6.78m x 3.02m) Space for Range style cooker, fitted extractor hood, integrated dishwasher, integrated fridge, integrated freezer, space and plumbing for washing machine, space for tumble dryer, space for fridge freezer, space for table and chairs, cupboard housing boiler.

Rear Lobby:

Door to rear garden and door to cloakroom.

Cloakroom:

4'9" x 3'11" (1.45m x 1.19m) White suite with chrome fittings comprising wash hand basin with cupboard under, w.c.

FIRST FLOOR

Landing:

Wooden floorboards, access to loft space.

Bedroom 1:

14'11" x 12'11" (4.55m x 3.94m) Door to roof terrace.

Dressing Room:

7'4" max x 6'4" (2.24m max x 1.93m) With hanging rails for clothes.

En-suite:

7'3" x 6'1" (2.21m x 1.85m) White suite with chrome fittings comprising shower in cubicle, wash hand basin with cupboard under, w.c.

Bedroom 2:

12'9" plus recess x 9'11" (3.89m plus recess x 3.02m) Built in wardrobe.

Bedroom 3:

13'4" x 9'11" (4.06m x 3.02m) Ornate fireplace surround.

Bedroom 4:

12'2" x 9'11" (3.71m x 3.02m)

Bedroom 5:

12'11" x 7'3" (3.94m x 2.21m)

Bathroom:

8'2" x 5'10" (2.49m x 1.78m) White suite with chrome fittings comprising bath with shower over, wash hand basin with cupboard under, w.c., heated towel rail.

OUTSIDE

Front:

Large block paved driveway providing off road parking for several vehicles, variety of mature plants, bushes, shrubs and trees, side pedestrian access to rear garden.

Rear Garden:

A triangular garden with maximum measurements of 77' x 45'. Benefits from a blocked paved patio area with outside tap, area laid to lawn, variety of mature plants, bushes, shrubs and trees, garden shed.

Garage:

17'7" x 11'2" (5.36m x 3.40m) With up and over door, power and light.

OTHER INFORMATION

Approximate Age:

1900's

Approximate Area:

2620sqft/243.3sqm (Including garage)

Heating:

Gas central heating

Windows:

UPVC double glazed windows

Infant/Junior School:

Chandlers Ford Infant School/Merdon Junior School

Secondary School:

Toynbee Secondary School

Council Tax:

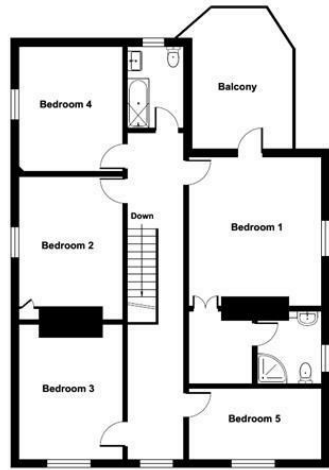
Band F

Local Council:

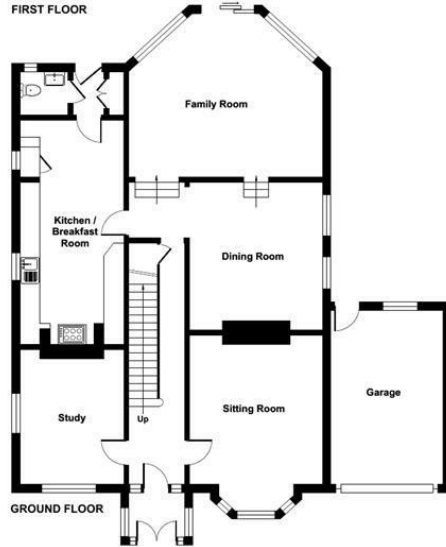
Eastleigh Borough Council - 02380 688000



Ground Floor = 1349 sq ft / 125.3 sq m
 First Floor = 1079 sq ft / 100.2 sq m
 Garage = 192 sq ft / 17.8 sq m
 Total = 2620 sq ft / 243.3 sq m
 For identification only - Not to scale



FIRST FLOOR



GROUND FLOOR



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			
(69-80) C			72
(55-68) D		55	
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

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

Sales: t: 02380 255333 e: property@sparksellison.co.uk

Lettings: t: 02380 018518 e: 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.



