



# 56 Wood End Way, Chandler's Ford, SO53 4LN

£580,000

A popular four bedroom detached modern family home pleasantly situated at the end of the cul-de-sac siding onto open ground and offered for sale with no forward chain. The property is presented in very good condition throughout with accommodation commencing with a hallway leading to a sitting room, dining room, modern kitchen, utility room and cloakroom. The back part of the garage has been converted into another room and on the first floor are four spacious bedrooms together with a modern en-suite and family bathroom. The property enjoys a rear garden with a pleasant south easterly aspect affording privacy and to the front is a driveway providing off street parking. Wood End Way forms part of the popular Knightwood Park area which itself benefits from an excellent range of day to day shopping amenities together with local schooling, recreation centre and woodland walks with the secondary school catchment being Thornden.

## ACCOMMODATION

### Ground Floor

#### Entrance Hall:

Stairs to 1st floor, under stairs storage cupboard providing access to the study, laminate wood floor.

#### Sitting Room:

16'6" x 10'8" (5.03m x 3.25m) Fireplace with inset electric fire.

#### Dining Room:

10' x 9'1" (3.05m x 2.77m) Laminate wood floor, patio doors to rear garden.

#### Study:

10'10" x 7'11" (3.30m x 2.41m) Cupboard housing boiler.

#### Kitchen:

12'3" x 10' (3.73m x 3.05m) Range of fitted units, built in electric oven, gas hob with extractor hood over, dishwasher, laminate wood floor.

#### Utility Room:

6'2" x 5' (1.88m x 1.52m) Door to outside, laminate wood floor.

#### Cloakroom:

4'10" x 4'1" (1.47m x 1.24m) Comprising wash hand basin, WC, laminate wood floor.

## First Floor

### Landing:

Built in storage cupboard, hatch to loft space.

### Bedroom 1:

15'7" x 11'4" (4.75m x 3.45m) Built in double wardrobe, built in storage cupboard.

### En-Suite:

7'2" max x 6' (2.18m x 1.83m) Modern white suite with chrome fittings comprising shower cubicle, wash hand basin, WC.

### Bedroom 2:

12'6" x 8'2" (3.81m x 2.49m) Built in double wardrobe.

### Bedroom 3:

11'4" x 7'8" (3.45m x 2.34m)

### Bedroom 4:

9'1" x 8'3" (2.77m x 2.51m) Built in the wardrobe.

### Bathroom:

7'8" x 5'9" (2.34m x 1.75m) Modern white suite with chrome fittings comprising bath with shower over, wash hand basin, WC.

## OUTSIDE

### Front:

Area laid to lawn, planted borders, side pedestrian access to rear garden, driveway providing off-road parking.

### Rear Garden:

Measures approximately 33' x 33' and comprises paved patio area, area laid to lawn, variety of plants and trees. The garden is enclosed by fencing and provides a pleasant south easterly aspect, affording a high degree of privacy, shed.

### Storage Room:

8'6" x 5'5" (2.59m x 1.65m) The remainder of the garage has been converted to provide a further room.

## OTHER INFORMATION

### Tenure:

Freehold

### Approximate Age:

1998

### Approximate Area:

122.8sqm/1323sqft

### Sellers Position:

No forward chain

### Heating:

Gas central heating

### Windows:

UPVC double glazing

### Infant/Junior School:

Knightwood Primary School

### Secondary School:

Thornden Secondary School

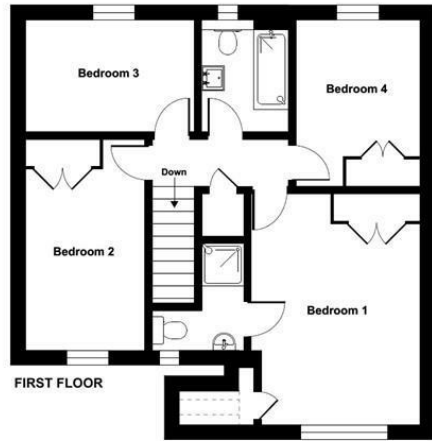
### Local Council:

Test Valley Borough Council ~ 01264 368000

### Council Tax:

Band E - £2,285.09 22/23

Ground Floor = 664 sq ft / 61.7 sq m  
 First Floor = 640 sq ft / 59.4 sq m  
 Limited Use Area = 19 sq ft / 1.7 sq m  
 Garage = 45 sq ft / 4.2 sq m  
 Total = 1368 sq ft / 127.1 sq m



Denotes restricted head height



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

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