



sparks ellison

11 Kings Road, Chandler's Ford, SO53 2EY

£640,000

A spacious detached bungalow situated within close proximity to the centre of Chandler's Ford. There are four bedrooms, two of which benefit from en suite facilities, and the master bedroom boasts a walk in wardrobe. Other benefits include a 17' sitting room, dining room opening onto the rear garden and a 24' kitchen/breakfast room. Externally there is a super 77' x 53' rear garden with mature planting and trees whilst at the front there is a large gravel driveway and a detached garage.

ACCOMMODATION

Entrance Hall:

Access to loft space.

Sitting Room:

17'2" x 11'11" (5.23m x 3.63m) Fitted gas fire.

Dining Room:

12'1" x 11'11" (3.68m x 3.63m)

Kitchen/Breakfast Room:

24'4" x 9'10" (7.42m x 3.00m) Built in oven, built in microwave, built in electric hob, fitted extractor hood, integrated dishwasher, space for fridge freezer, fitted breakfast bar, space for table and chairs.

Utility Room:

9'1" x 4'9" (2.77m x 1.45m) Space and plumbing for washing machine, space for tumble dryer.

Bedroom 1:

12'2" x 10'3" 3.71m x 3.12m) (Measurements do not include entrance area that benefits from wardrobes and storage.

Walk In Wardrobe:

6'2" x 5'5" (1.88m x 1.65m)

En Suite:

7'4" x 3'10" (2.24m x 1.17m) Comprising shower in cubicle, wash hand basin, WC.

Bedroom 2:

12'11" x 12'8" (3.94m x 3.86m)

En Suite:

4'9" x 4'8" (1.45m x 1.42m) Comprising shower in cubicle, wash hand basin, WC.

Bedroom 3:

10' x 8'3" (3.05m x 2.51m)

Bedroom 4:

12'8" x 7' (3.86m x 2.13m)

Bathroom:

9'10" x 8'3" (3.00m x 2.51m) Comprising spa bath with shower attachment, wash hand basin with cupboard under, WC.

OUTSIDE

Front:

Area laid to lawn, mature planting, large gravel driveway providing off road parking for several vehicles, access to rear garden.

Rear Garden:

Measures approximately 77' x 53' and comprises area laid to lawn, planted borders, mature hedgerow and trees.

Garage:

With electric roller door, power and light and two storage cupboards at rear.

OTHER INFORMATION

Tenure:

Freehold

Approximate Age:

1960

Approximate Area:

137.4 sqm/1479sqft

Sellers Position:

Looking for forward purchase

Heating:

Gas central heating

Windows:

UPVC double glazing

Loft Space:

Partially boarded with ladder & light connected

Infant/Junior School:

Chandler's Ford Infant/Merdon Junior School

Secondary School:

Toynbee Secondary School

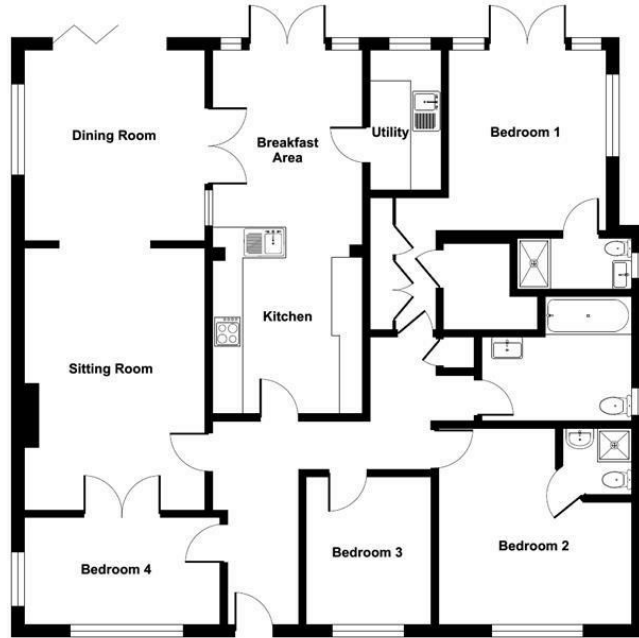
Council Tax:

Band D

Local Council:

Eastleigh Borough Council - 02380 688000

Ground Floor = 1479 sq ft / 137.4 sq m
For identification only - Not to scale



GROUND FLOOR



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			82
(69-80) C		70	
(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	

Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). © richiecom 2024. Produced for Sparks Ellison. REF: 1151470

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