



sparks ellison



3 Maytree Road, Chandler's Ford, SO53 5RT

£595,000

A four bedroom detached family home situated in a popular location within the heart of Hiltingbury and within catchment for Hiltingbury and Thornden schools. The property boasts four generous bedrooms along with a family bathroom on the first floor. On the ground floor, there is a kitchen/breakfast room along with a sitting room and separate dining room that both overlook the impressive rear garden. The rear garden itself measures some 94' in length and benefits from a woodland feel. To the front is a large driveway and there is also a garage.

ACCOMMODATION

GROUND FLOOR

- Entrance Hall:**  
Under stairs storage cupboard, stairs to first floor.
- Cloakroom:**  
4'11" x 2'11" (1.50m x 0.89m) Comprising wash hand basin, WC.
- Kitchen/Breakfast Room:**  
12'10" x 10'11" (3.91m x 3.33m) Built in oven, built in electric hob, integrated dishwasher, integrated washing machine, space for fridge freezer, space for table and chairs, wall mounted boiler.
- Sitting Room:**  
17'8" x 12'11" (5.38m x 3.94m) Fitted dual fuel burner.
- Dining Room:**  
18'9" x 10'6" (5.72m x 3.20m)

FIRST FLOOR

- Landing:**  
Access to loft space, built-in airing cupboard housing hot water tank.
- Bedroom 1:**  
13' x 10'11" (3.96m x 3.33m)
- Bedroom 2:**  
13' x 10'9" (3.96m x 3.28m)
- Bedroom 3:**  
10'2" x 8'9" (3.10m x 2.67m)
- Bedroom 4:**  
9'10" x 9'4" (3.00m x 2.84m)
- Bathroom:**  
8'6" x 6'5" (2.59m x 1.96m) Comprising corner bath with mixture tap and shower attachment, wash hand basin, WC.

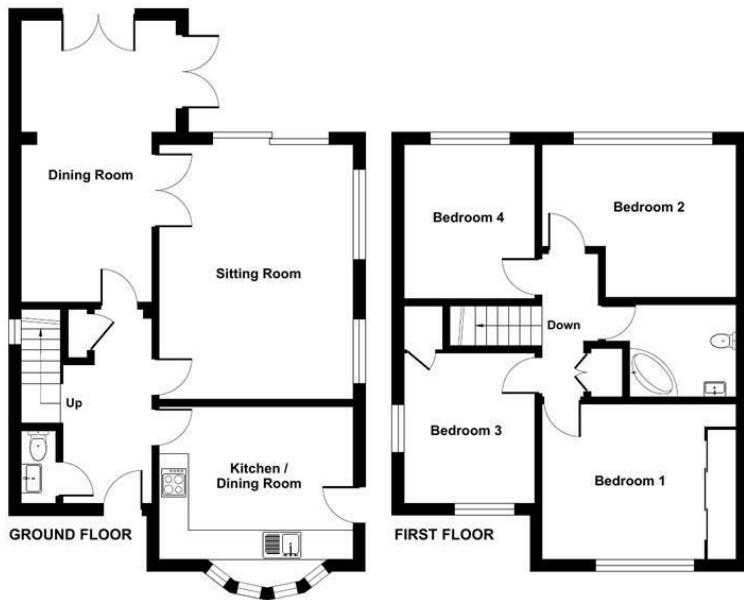
OUTSIDE

- Front:**  
Area laid to lawn, planted beds, driveway providing off road parking, gate providing vehicle access to garden.
- Side:**  
To the side of the property is space for further parking or a caravan/motorhome or similar. Gate to rear garden.

- Rear Garden:**  
Measures approximately 94' x 37' and comprises area laid to timber deck, area laid to lawn, variety of mature plants, bushes, shrubs, and trees, garden pond, garden shed.
- Garage:**  
19'7" x 9'4" (5.97m x 2.84m) With up and over door, power and light, door to garden.
- OTHER INFORMATION**
- Tenure:**  
Freehold
- Approximate Age:**  
1965
- Approximate Area:**  
1288sqft/119.6sqm
- Sellers Position:**  
Found property to purchase
- Heating:**  
Gas central heating
- Windows:**  
UPVC double glazing
- Loft Space:**  
Partially boarded with ladder and light connected
- Infant/Junior School:**  
Hiltingbury Infant/Junior School
- Secondary School:**  
Thornden Secondary School
- Council Tax:**  
Band E
- Local Council:**  
Eastleigh Borough Council - 02380 688000
- Agents Note:**  
If you have an offer accepted on a property we will need to, by law, conduct Anti Money Laundering Checks. There is a charge of £20 + vat per person for these checks.



Approximate Area = 1288 sq ft / 119.6 sq m  
For identification only - Not to scale



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		<b>81</b>
(69-80) <b>C</b>		
(55-68) <b>D</b>	<b>64</b>	
(39-54) <b>E</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	

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