



sparky ellison

2 Thorold Road, Chandler's Ford, SO53 5BR

£765,000

A four bedroom detached family home located within the heart of Hiltingbury and conveniently placed within walking distance to Thornden School, Hiltingbury lakes and shops on Hiltingbury Road. The property has plenty of scope to extend further if desired and currently comprises of four bedrooms to the first floor together with an en-suite shower room and bathroom. On the ground floor is a re-fitted 23ft kitchen, separate dining room, sitting room with bi-fold doors overlooking the rear garden, snug, utility room and cloakroom. The total plots extends to approximately 0.28 of an acre and represents a particularly attractive feature of the property.

ACCOMMODATION

GROUND FLOOR

Reception Hall:
Stairs to first floor with cupboard under.

Cloakroom:
Suite comprising w.c and wash basin.

Sitting Room:
18'1" x 12' (5.51m x 3.66m) Bi-fold doors overlooking the rear garden, open plan to snug area.

Snug:
9'3" x 9' (2.82m x 2.74m)

Dining Room:
15'4" x 15' (4.67m x 4.57m) Gas fire.

Kitchen:
23' x 11' extending to 19' (7.01m x 3.35m extending to 5.79m) Re-fitted range of white matte units, Range style oven and hob with extractor hood over, integrated dishwasher, space for table and chairs, space for sofa, door to garden, tiled floor , second staircase to first floor.

Utility Room:
16' x 9' (4.88m x 2.74m) Range of units, space and plumbing for appliances, boiler, door to lobby.

Lobby:
Doors to garden and garage.

FIRST FLOOR

Landing:
Airing cupboard.

Bedroom 1:
15'10" x 11' (4.83m x 3.35m)

En-suite Shower Room:
Suite comprising shower cubicle, wash basin, WC.

Bedroom 2:
15'1" x 11'8" (4.60m x 3.56m)

Bedroom 3:
9' x 8'5" (2.74m x 2.57m)

Bedroom 4:
9'2" x 9'1" (2.79m x 2.77m)

Bathroom:
5'10" x 5'4" (1.78m x 1.63m) Suite comprising bath with mixer tap, wash basin, WC, tiled walls and floor.

OUTSIDE

The total plot extends to approximately 0.28 of an acre representing a particularly wonderful feature of the property.

Front:
To the front of the property is a horseshoe driveway providing off street parking for several vehicles and access to the garage, side access to rear garden rear garden.

Rear Garden:
Adjoining the rear of the property is a full width porcelain patio ideal for outside entertaining leading onto a good size lawn interspersed and enclosed by mature shrubs and hedging together with fencing.

Garage:
31'9" x 9' (9.68m x 2.74m) Up and over door to the front, light and power.

OTHER INFORMATION

Tenure:
Freehold

Approximate Age:
1960's

Approximate Area:
2234sqft/207.5sqm

Sellers Position:
Looking for forward purchase

Heating:
Gas central heating

Windows:
UPVC double glazed windows

Infant/Junior School:
Chandler's Ford Infant/Merdon Junior School

Secondary School:
Thornden Secondary School

Council Tax:
Band F

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.

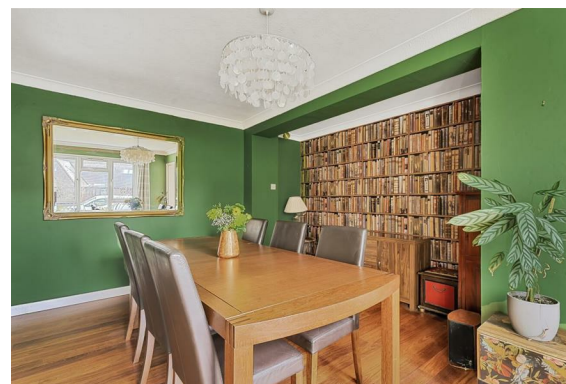
Ground Floor = 1200 sq ft / 111.5 sq m (excludes lobby)
 First Floor = 750 sq ft / 69.7 sq m
 Garage = 284 sq ft / 26.4 sq m
 Total = 2234 sq ft / 207.5 sq m
 For identification only - Not to scale



FIRST FLOOR



GROUND FLOOR



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