



sparks ellison



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

£725,000

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

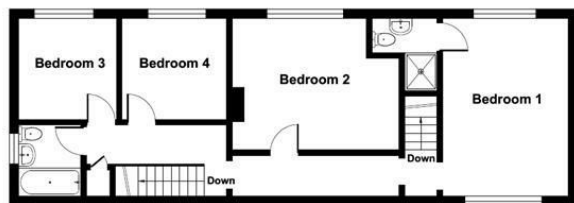
- The total plot extends to approximately 0.28 of an acre representing a particularly wonderful feature of the property.
- Front:**  
To the front of the property is a horseshoe driveway providing off street parking for several vehicles and access to the garage, side access to rear garden rear garden.
- 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 £60 including vat for these checks regardless of the number of buyers involved.

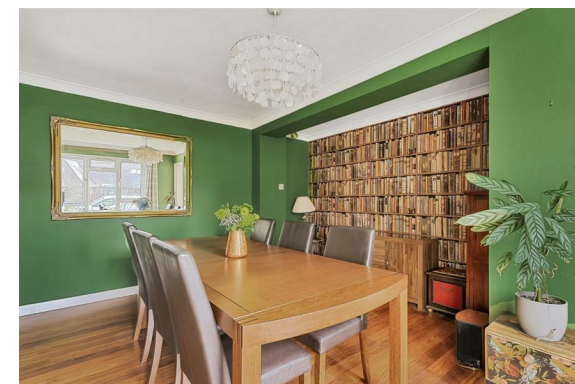
Ground Floor = 1200 sq ft / 111.5 sq m (excludes lobby)  
 First Floor = 750 sq ft / 69.7 sq m  
 Garage = 284 sq ft / 26.4 sq m  
 Total = 2234 sq ft / 207.5 sq m  
 For identification only - Not to scale



FIRST FLOOR



GROUND FLOOR



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





