

se sparks ellison
For Sale
023 8025 5333 sparksellison.co.uk

20 Clanfield Drive, Chandler's Ford, SO53 2HJ

£435,000

A detached chalet style home situated within close proximity of the centre of Chandler's Ford and close to Fryern Recreation Ground. The property benefits from a large open plan ground floor area complemented by a kitchen, 3rd bedroom and cloakroom with two further bedrooms on the first floor sharing the shower room. To the front is a large block paved driveway leading to a garage whilst to the rear is a low maintenance enclosed garden. Clanfield Drive is a popular cul de sac and No.20 is offered for sale with no forward chain.

ACCOMMODATION:

Ground Floor:

Entrance Passage:

Leads through to rear garden.

Entrance Hall:

Stairs to first floor.

Cloakroom:

Comprising wash hand basin with cupboard under, WC.

Sitting/Dining Room:

20'4" x 18'3" (6.19m x 5.55m) Feature fireplace surround and hearth with inset electric fire.

Family Area:

13'11" x 10'5" (4.23m x 3.17m) Doors to rear garden.

Kitchen:

11'10" x 7'10" (3.6m x 2.40m) Comprising built-in double oven, built-in electric hob, fitted extractor hood, boiler in cupboard, integrated washing machine, integrated fridge.

Bedroom 3/Study:

9'10" x 8'9" (3.00m x 2.66m)

First Floor:

Landing:

Built-in storage cupboard, access to loft space.

Bedroom 1:

11'8" x 8'8" (3.56m x 2.65m) Fitted wardrobes along one wall, access to eaves.

Bedroom 2:

10'6" x 8'9" (3.19m x 2.67m) Fitted wardrobes along one wall.

Shower Room:

Comprising shower in cubicle, wash hand basin with cupboard under, WC, built-in airing cupboard.

OUTSIDE:

Front:

Area laid to lawn, planted beds, side access to rear garden, block paved driveway providing off-road parking.

Rear Garden:

Measures approximately 36' x 29' maximum and comprises paved patio area, planted beds, mature tree.

Garage:

With up and over door, power and light.

Utility Area:

OTHER INFORMATION

Tenure:

Freehold

Approximate Age:

1960's

Approximate Area:

1356sqft/125.8sqm (Including garage)

Sellers Position:

No forward chain

Heating:

Gas central heating

Windows:

UPVC double glazing

Loft Space:

Partially boarded with ladder and light connected

Infant/Junior School:

Fryern Infant/Junior School

Secondary School:

Toynbee Secondary School

Local Council:

Eastleigh Borough Council - 02380 688000

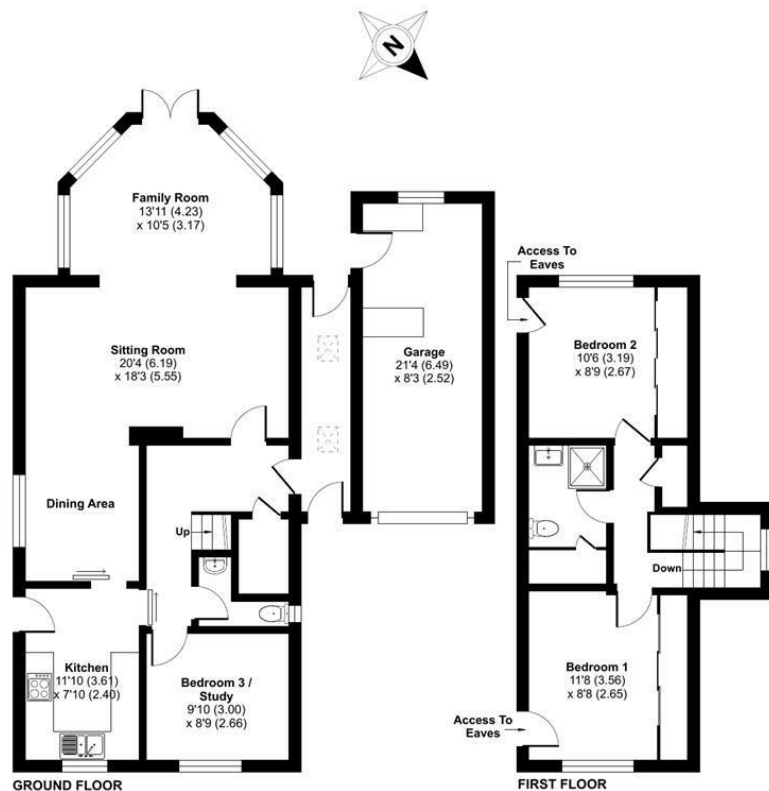
Council Tax:

Band D

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 = 797 sq ft / 74 sq m
 First Floor = 383 sq ft / 35.5 sq m
 Garage = 176 sq ft / 16.3 sq m
 Total = 1356 sq ft / 125.8 sq m
 For identification only - Not to scale



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		82
(69-80) C		
(55-68) D	61	
(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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