



sparks ellison

7 Pine Crescent, Chandlers Ford, SO53 1LN

£425,000

A particularly spacious four/five bedroom three storey home situated in a quiet crescent within the heart of Hiltingbury. Pine Crescent is within walking distance to a range of shops on Hiltingbury Road, Hiltingbury schools, leisure centre and recreation ground. The house itself has been extended to the rear to provide a wonderful open plan kitchen dining and living room with log burner and doors to rear garden. In addition to this on the ground floor is the utility room and cloakroom and the former sitting room has been converted into two separate rooms that could be used for a home office, snug or bedroom. On the first floor are three good sized bedrooms together with the family bathroom and on the top floor a particularly spacious main bedroom with en-suite shower room. Outside, the property benefits from generous parking to the front and to the rear a garden measuring approximately 60ft with with access to the garage.

ACCOMMODATION

GROUND FLOOR

Reception Hall:
Stripped wooden floor, stairs to first floor with cupboard under.

Snug:
12'8" x 10'1" (3.85m x 3.08m)

Bedroom 4/Study:
12'9" x 7'3" (3.89m x 2.20m)

Kitchen/Dining Room:
18'6" x 9'11" (5.65m x 3.01m) The kitchen area has been re-fitted with a range of white gloss units and wooden worktops, Range style electric oven and gas hob with an extractor hood over, space for further appliances, space for table and chairs, shelved cupboard.

Utility Area:
Space and plumbing for appliances, cupboards, boiler.

Cloakroom:
Modern suite comprising wash basin, WC.

Sitting Room:
13'1" x 12'15" (3.99m x 3.78m) Vaulted ceiling with two Velux windows, log burner, double doors to rear garden.

FIRST FLOOR

Landing:
Stairs to second floor.

Bedroom 2:
12'6" x 10'7" (380m x 3.22m)

Bedroom 3:
11'11" X 10'7" (3.63m X 3.23m)

Bedroom 5:
12' X 7'6" (3.65m X 2.28m)

Bathroom:
Suite comprising bath with shower unit over, wash basin with cupboard under, WC, shelved cupboard.

SECOND FLOOR

Bedroom 1:
15'7" x 15' (4.76m x 4.58m) Eaves access.

En-Suite Shower Room:
Suite comprising shower cubicle, wash basin with cupboard under, WC.

OUTSIDE

Front:
A good size driveway affords parking for several vehicles.

Rear Garden:
The rear garden measures approximately 60 ft in length and adjoining the house is a deck leading onto an area of slate chippings and planted borders enclosed by fencing, greenhouse, log store, access to the garage, gate to rear access.

Garage:
Light and power.

OTHER INFORMATION

Tenure:
Freehold

Approximate Age:
1980

Approximate Area:
1536sqft/142.7sqm (Including limited use areas)

Sellers Position:
Looking for forward purchase

Heating:
Gas central heating

Windows:
UPVC double glazing

Loft Space:
Fully boarded with light connected

Infant/Junior School:
Hiltingbury Infant/Junior School

Secondary School:
Thornden Secondary School

Council Tax:
Band C

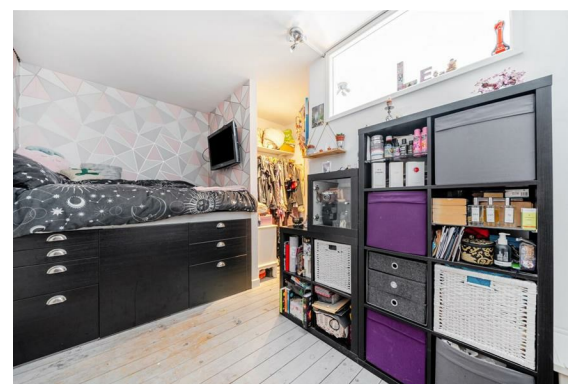
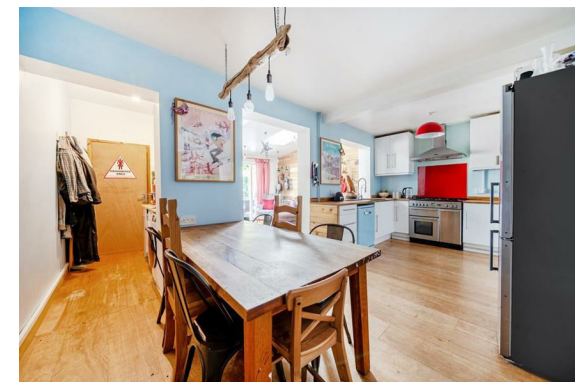
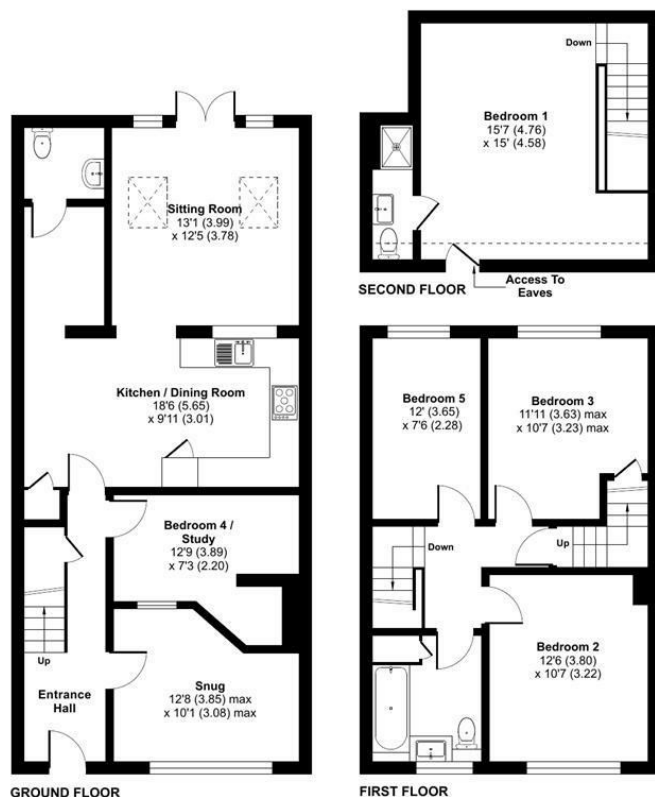
Local Council:
Eastleigh Borough Council - 02380 688000

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 = 763 sq ft / 70.8 sq m
 First Floor = 510 sq ft / 47.3 sq m
 Second Floor = 244 sq ft / 22.6 sq m
 Limited Use Area(s) = 19 sq ft / 1.7 sq m
 Total = 1536 sq ft / 142.7 sq m
 For identification only - Not to scale



Denotes restricted
head height



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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