



sparks ellison



# 1 Tolefrey Gardens, Chandler's Ford, SO53 4HG

# £1,250 Per Calendar Month

A two bedroom semi-detached house on the Knightwood Park estate close to local amenities, woodland walks and schools. The property has off-street parking, a separate garage and downstairs cloaks.

**ACCOMMODATION**

**Ground Floor**

**Reception Hall:**  
Storage/coats cupboard.

**Cloakroom:**  
Wash hand basin, WC.

**Living Room:**  
17'5" x 12'8" (5.31m x 3.86m) Double doors to rear garden, stairs to first floor with useful recess under for study area, fireplace with electric fire.

**Kitchen:**  
10' x 6'7" (3.05m x 2.01m) Range of fitted units, electric oven and gas hob with extractor hood over, washing machine, fridge/freezer.

**First Floor**

**Landing:**  
Hatch to loft space.

**Bedroom 1:**  
12'8" x 8'5" (3.86m x 2.57m) Fitted wardrobe.

**En-Suite:**  
White suite with chrome fitments comprising panel bath with mixer tap and shower attachment, wash hand basin, WC.

**Bedroom 2:**  
10'8" x 9'5" (3.25m x 2.87m) Measurement up to a range of fitted wardrobes, airing cupboard.

**En-Suite:**  
White suite with chrome fitments comprising shower cubicle, wash hand basin, WC.

**OUTSIDE**

**Front:**  
To the front is an off street parking space, a small lawn, shrubs and borders.

**Rear Garden:**  
Measures approximately 35' in length with a patio adjoining the house leading on to a lawn enclosed by well stocked flower and shrub borders, fencing and walling.

**Garage:**  
19'10" x 9' (6.05m x 2.74m) Located opposite the house is a larger than average garage with light and power, area to the side for bin storage etc.

**OTHER INFORMATION**

**Approximate Area:**  
65sqm/699sqft (Details taken from EPC)

**Approximate Age:**  
1999

**Managment:**  
Fully managed

**Availability:**  
Immediately

**Deposit:**  
£1442

**Pets:**  
No

**Furnished/Unfurnished:**  
Unfurnished

**Heating:**  
Gas central heating

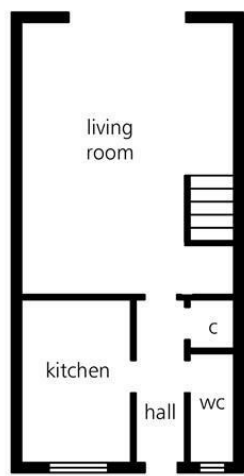
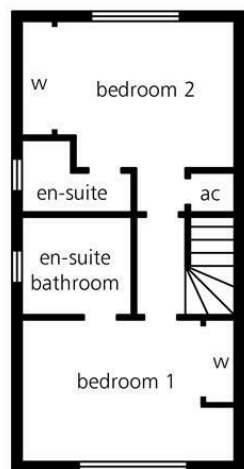
**Windows:**  
Wooden double glazed (double doors in sitting room UPVC)

**Infant/Junior School:**  
Knightwood Primary/St Francis C of E Primary School

**Secondary School:**  
Thornden Secondary School

**Local Council:**  
Test Valley Borough Council - 01264 368000

**Council Tax:**  
Band C



illustrative purposes only



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		<b>84</b>
(69-80) <b>C</b>	<b>65</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		
England & Wales		EU Directive 2002/91/EC

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