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# 22 Wild Arum Way, Chandler's Ford, SO53 4LU

£1,695 Per Calendar Month

A modern three-bedroom end-of-terrace house situated within the popular Knightwood Park development and within easy access of local amenities including local shops, health practices, schools, Knightwood Leisure Centre and woodland walks. The property benefits from an en-suite bedroom one, a good size sitting/dining room and an integral garage.

## ACCOMMODATION

### Ground Floor

**Entrance Hall:**  
Tiled floor.

**Kitchen:**  
10'11" x 5'3" (3.33m x 1.60m) Built in double oven, built in four ring electric hob, fitted extractor hood, space for fridge freezer, plumbing for washing machine, wall mounted boiler, tiled floor.

**Sitting/Dining Room:**  
18'6" x 17'9" (5.64m x 5.41m) Stairs to first floor, patio doors to rear garden.

### First Floor

#### Landing:

**Bedroom 1:**  
10'8" x 10'8" (3.25m x 3.25m) Built in double wardrobe.

**En-Suite:**  
6' x 5'5" (1.83m x 1.65m) White suite with chrome fitments comprising shower in cubicle, wash hand basin with cupboard under, WC, tiled floor, tiled walls.

**Bedroom 2:**  
10'5" x 9'4" (3.18m x 2.84m) Plus further area measuring 6'4" x 6' max. Built in double wardrobe.

**Bedroom 3:**  
8'9" x 8'2" (2.67m x 2.49m)

**Bathroom:**  
7'10" x 6'10" (2.39m x 2.08m) White suite with chrome fitments comprising bath with mixer tap and shower attachment, wash hand basin, WC, built in airing cupboard.

## OUTSIDE

**Front:**  
Area laid to lawn, driveway providing off road parking.

**Rear Garden:**  
Measures approximately 35' x 19' and comprises paved patio area, area laid to lawn, garden shed, outside tap, side pedestrian access.

**Garage:**  
16'9" x 8' (5.11m x 2.44m) With up-and-over door, power and light.

## OTHER INFORMATION

**Approximate Age:**  
1998

**Approximate Area:**  
82sqm/882sqft

**Availability:**  
End of June 2025

**Deposit:**  
£1955

**Heating:**  
Gas central heating

**Windows:**  
UPVC double glazing

**Infant/Junior School:**  
Knightwood Primary/St.Francis Primary

**Secondary School:**  
Toynbee Secondary School

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

**Council Tax:**  
Band C

MAIN HOUSE APPROX. GROSS INTERNAL FLOOR AREA 882 SQ FT 82 SQ METRES  
GARAGE APPROX. GROSS INTERNAL FLOOR AREA 130 SQ FT 12 SQ METRES  
TOTAL APPROX. GROSS INTERNAL FLOOR AREA 1012 SQ FT 94 SQ METRES



This floor plan was constructed using measurements provided to Niche Communications by a third party.  
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| 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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