



sparks ellison

32 Keble Road, Chandler's Ford, SO53 3DS

£2,195 Per Calendar Month

****PROPERTY ALREADY LET - NO MORE ENQUIRES****

An attractive double fronted detached family home situated towards the southern end of Chandlers Ford. The property benefits from four bedrooms along with two study rooms and a bathroom on the first floor with sitting room, family area, dining room and kitchen/breakfast room on the ground floor. Other benefits include an outside swimming pool situated in a good size southerly facing rear garden along with driveway and car port.

ACCOMMODATION

GROUND FLOOR

Entrance Hall:
Stairs to first floor, under stairs storage cupboard.

Sitting Room:
16'5" x 11'10" (5.00m x 3.61m) Log burner.

Family Area:
12'10" x 10'3" (3.91m x 3.12m)

Dining Room:
17' x 10'3" (5.18m x 3.12m)

Kitchen/Breakfast Room:
16'4" x 11'5" (4.98m x 3.48m) Built in oven, built in microwave, built in four ring gas hob, integrated fridge, integrated dishwasher, fridge freezer.

Cloakroom:
7'5" x 2'4" (2.26m x 0.71m) White suite with chrome fitments comprising wash and basin, WC, tiled floor, tiled walls.

Utility Room:
9'1" x 2'8" (2.77m x 0.81m)

FIRST FLOOR

Landing:

Bedroom 1:
16'5" x 11'11" (5.00m x 3.63m) Fitted wardrobes.

Bedroom 2:
12'5" x 10'3" (3.78m x 3.12m)

Bedroom 3:
11'4" x 10'2" (3.45m x 3.10m)

Bedroom 4:
11'1" x 8'6" (3.38m x 2.59m)

Study 1:
6'3" x 6'1" (1.91m x 1.85m)

Study 2:
6'4" x 5'6" (1.93m x 1.68m)

Bathroom:
11'1" x 7'7" (3.38m x 2.31m) White suite with chrome fitments comprising bath, Shower in cubicle, wash and basin, WC, tiled floor.

OUTSIDE

Front:
Paved pathway to front door, two areas laid to lawn, variety of bushes and shrubs, block paved driveway providing off road parking leading to carport, side pedestrian access to rear garden.

Rear Garden:
A pleasant southerly facing rear garden measuring approximately 89' x 51' comprises of paved patio area housing sunken swimming pool, further raised patio area overlooking the garden, area laid to lawn with variety of mature plants, bushes, shrubs and trees, garden shed, summer house.

OTHER INFORMATION

Approximate Age:
1945

Availability:
Mid April 2025

Deposit:
Security deposit: £2532.00 Holding deposit: £506.53

Furnished/Unfurnished:
Unfurnished

Management:
Fully managed

Infant/Junior school:
Fryern Infant / Junior School

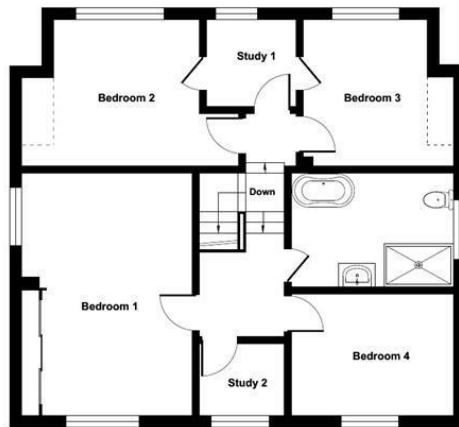
Secondary School:
Toynbee Secondary School

Council Tax:
Band E

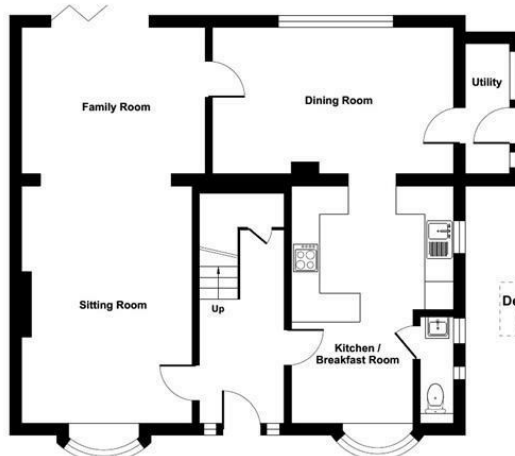
Local Council:
Eastleigh Borough Council - 02380 688000



Ground Floor = 885 sq ft / 82.2 sq m
First Floor = 799 sq ft / 74.2 sq m
Limited Use Area(s) = 19 sq ft / 1.7 sq m
Total = 1703 sq ft / 158.2 sq m
For Identification only - Not to scale




FIRST FLOOR




GROUND FLOOR

Denotes restricted
head height

 Certified
Property
Measurer
Floor plan produced in accordance with RICS Property Measurement Standards incorporating
International Property Measurement Standards (IPMS2 Residential). © nichecom 2022.
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Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		93
(81-91) B	84	
(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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