



sparky ellison

23 Avonborne Way, Chandler's Ford, SO53 1TF

£489,950

A four bedroom detached home situated on the popular North Millers Dale development which itself benefits from a gastro pub and Flexford Nature Reserve providing pleasant woodland walks. The location is also within walking distance to Hiltingbury schools, leisure centre and community centre together with shops on Ashdown Road and Hiltingbury Road. The property itself would benefit from modernisation throughout and affords a central hallway leading to a good sized sitting area, the ability to create an open plan kitchen/dining room, a separate utility room, four bedrooms and bathroom together with a garage and pleasant rear garden.

ACCOMMODATION

GROUND FLOOR

- Open porch:**
- Entrance Vestibule:**
Coats cupboard.
- Reception Hall:**
Stairs to first floor with cupboard under.
- Cloakroom:**
Wash basin, WC.
- Sitting Room:**
18'2" x 11'1" (5.54m x 3.38m) Dual aspect with double doors to rear garden.
- Dining Room:**
10' x 7'11" (3.05m x 2.41m)
- Kitchen:**
9'9" x 7'11" (2.97m x 2.41m) Range of units, space and plumbing for appliances, electric double oven and gas hob.
- Utility Room:**
7'11" x 6'3" (2.41m x 1.90m) Space and plumbing for appliances, boiler, door to garage and lean-to conservatory.
- Lean-to Conservatory:**
12'5" x 6'4" (3.78m x 1.93m) Doors to rear garden.

FIRST FLOOR

- Landing:**
Hatch to loft space.
- Bedroom 1:**
11'5" x 10'10" (3.48m x 3.30m) Fitted wardrobes.
- Bedroom 2:**
11'3" x 10' (3.43m x 3.06m)
- Bedroom 3:**
11'5" x 7'6" (3.48m x 2.29m) Airing cupboard.
- Bedroom 4:**
10' x 6'11" (3.05m x 2.11m)
- Bathroom:**
Suite comprising bath with shower unit over and glazed screen, wash basin, WC.

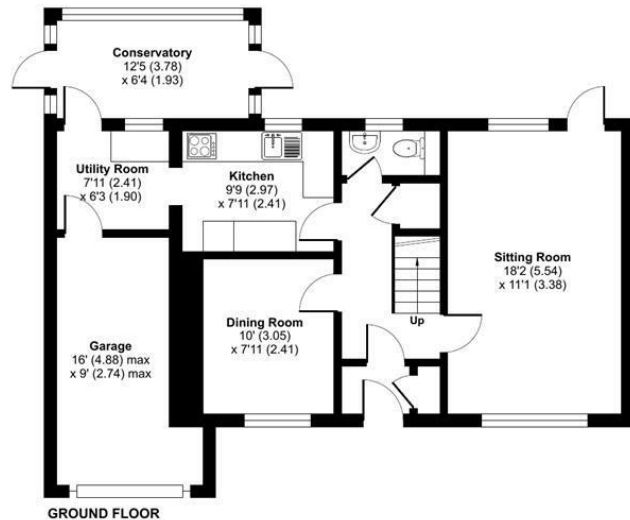
OUTSIDE

- Front:**
To the front of the property is a double width driveway and adjacent lawned area with mature planting, side gate to rear garden.
- Rear Garden:**
Approximately 47' x 33'. A patio joins the property leading onto a lawned area surrounded by well stocked borders, further patio, enclosed by walling and fencing.
- Garage:**
16' x 9' (4.88m x 2.74m) Electric door, power and light.

OTHER INFORMATION

- Tenure:**
Freehold
- Approximate Age:**
1980
- Approximate Area:**
120.3sqm/1296sqft
- Sellers Position:**
No forward chain
- Heating:**
Gas central heating
- Windows:**
UPVC double glazed windows
- Infant/Junior School:**
Hiltingbury Infant/Junior School
- Secondary School:**
Thornden Secondary School
- Council Tax:**
Band E
- 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 £20 + vat per person for these checks.

Approximate Area = 1171 sq ft / 108.7 sq m
 Garage = 125 sq ft / 11.6 sq m
 Total = 1296 sq ft / 120.3 sq m
 For identification only - Not to scale



Floor plan produced in accordance with RICS Property Measurement 2nd Edition, Incorporating International Property Measurement Standards (IPMS2 Residential). © nrichcom 2025. Produced for Sparks Ellison. REF: 1284797



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		84
(81-91) B		
(69-80) C	71	
(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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