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For Sale
023 9225 5333 sparksellison.co.uk



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34 Flexford Close, Chandler's Ford, SO53 5RZ

£499,950

A four bedroom detached family home situated in a popular cul de sac location and located within catchment for Hiltingbury and Thornden schools. The property has been extended and now benefits from a bathroom and separate shower room on the first floor along with a sitting/dining room, kitchen, utility room and conservatory on the ground floor. Externally there is a garden and driveway to the front and an enclosed, attractive garden to the rear. Additionally the property benefits from a garage with an electric door.

ACCOMMODATION

GROUND FLOOR

- Entrance Hall:**
Stairs to first floor, under stairs storage cupboard.
- Sitting/Dining Room:**
25'5" x 10'6" (7.25m x 3.20m) Fireplace surround and hearth with inset electric fire.
- Kitchen:**
10'11" x 7'11" (3.32m x 2.41m) Built in double oven, built in electric hob, fitted extractor hood, integrated dishwasher, space for fridge freezer, wall mounted boiler.
- Utility Room:**
Space and plumbing washing machine.
- Cloakroom:**
Comprising wash hand basin, wc, tiled floor.
- Conservatory:**
9'9" x 10'7" (T2.97m x 3.23m) Tiled Floor.

FIRST FLOOR

- Landing:**
Access to loft space, built in airing cupboard.
- Bedroom 1:**
13'5" x 9'1" (4.10m x 2.78m)
- Bedroom 2:**
13'9" x 7'2" (4.19m x 2.18m)
- Bedroom 3:**
11'6" x 9'8" (3.50m x 2.94m)
- Bedroom 4:**
9'11" x 7'3" (3.03m x 2.21m) Built in cupboard.
- Bathroom:**
Comprising bath with shower over, wash hand basin with cupboard under, wc.
- Shower Room:**
Comprising shower in cubicle, wash hand basin, wc.

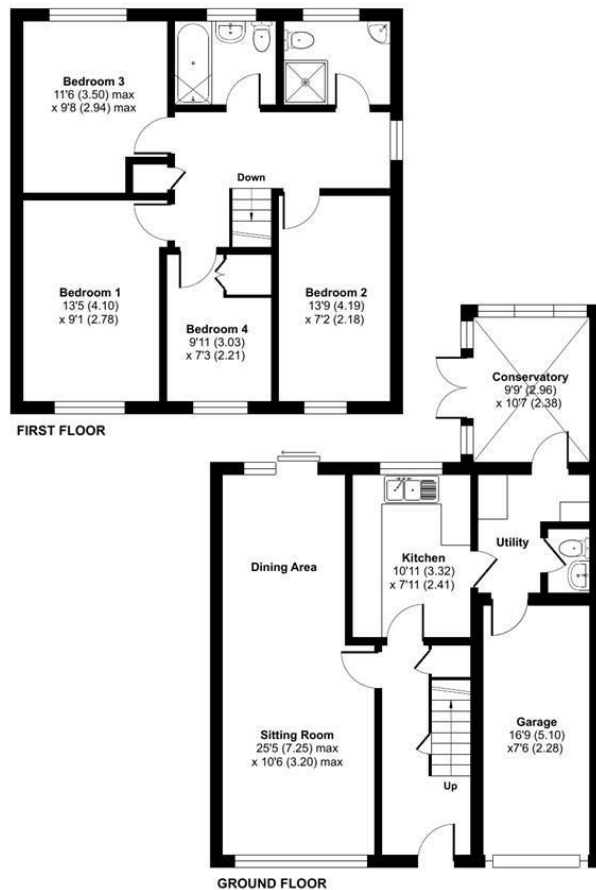
OUTSIDE

- Front:**
Comprising area laid to lawn, planted bed, pathway to front door, driveway providing off road parking.

- Rear Garden:**
Measures approximately 41' x 20' comprising paved patio area, area laid to artificial lawn, planted beds, area laid to timber deck.
- Garage:**
16'8" x 7'4" Roller door, power and light.
- OTHER INFORMATION**
- Tenure:**
Freehold
- Approximate Age:**
1980
- Approximate Area:**
1311sqft/121.6sqm
- Sellers Position:**
Looking for forward purchase
- Heating:**
Gas central heating
- Windows:**
UPVC double glazing
- Loft Space:**
Partially boarded with light connected
- Infant/Junior School:**
Hiltingbury Infant/Junior School
- Secondary School:**
Thornden Secondary School
- Council Tax:**
Band D
- Local Council:**
Test Valley Borough Council - 01264 368000
- 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 for these checks regardless of the number of buyers involved.



Ground Floor = 567 sq ft / 52.6 sq m
First Floor = 625 sq ft / 58 sq m
Garage = 119 sq ft / 11 sq m
Total = 1311 sq ft / 121.6 sq m
For identification only - Not to scale



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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