



sparks ellison

37 Westwood Gardens, Chandler's Ford, SO53 1FN

£550,000

A wonderful four-bedroom detached home which in recent months has been subject to modernisation throughout to include new floor coverings, redecoration, new kitchen, new bathroom, new cloakroom. The house is therefore presented in Immaculate fashion and ready to be moved into. The accommodation affords spacious well-proportioned rooms highlighted by four good sized bedrooms, and well positioned sitting room, dining room and kitchen. Westwood Gardens is a cul-de-sac situated within the heart of Hiltingbury and within walking distance to Hiltingbury Lakes, Thornden School and Merton School with the centre of Chandlers Ford a short distance away and bus services to Southampton and Winchester. Junction 12 of the M3 is a short drive away and the house is being sold with no forward chain.

ACCOMMODATION

Ground Floor

Open Entrance Porch:
Front door to

Reception Hall:
Stairs to first floor.

Sitting Room:
14'11" x 12'4" (4.54m x 3.75m) Fireplace.

Dining Room:
12'4" x 9'11" (3.75m x 3.02m) Patio doors to rear garden.

Cloakroom:
Re-fitted modern white suite comprising wash basin, WC.

Kitchen/Breakfast Room:
14'8" x 9'11" (4.48m x 3.02m) Re-fitted range of grey shaker style units with work services over, electric oven and hob with extractor hood over, integrated dishwasher, space and plumbing for washing machine, space for upright fridge/freezer, cupboard housing boiler, breakfast bar, door to outside.

First Floor

Landing:
Airing cupboard, hatch to loft space.

Bedroom 1:
12'4" x 11'9" (3.77m x 3.59m) Built in wardrobe.

Bedroom 2:
12'4" x 9'11" (3.75m x 3.02m) Built in wardrobe.

Bedroom 3:
12' x 8'5" (3.67m x 2.56m) Built in wardrobe.

Bedroom 4:
10'3" x 8'5" (3.13m x 2.57m)

Bathroom:
Re-fitted modern white suite comprising bath with mixer tap, power shower and glazed screen, wash basin with cupboard under, WC.

OUTSIDE

Front:
To the front of the property is a driveway affording off street parking leading to the garage, adjacent lawn area, side path to rear garden.

Rear Garden:
Approximately 39'9" x 27' Patio area, lawned area enclosed by fencing, outside tap.

Garage:
17'2" x 8'2" (5.24m x 2.50m) Electric door to front, light and power, door to side.

OTHER INFORMATION

Tenure:
Freehold

Approximate Age:
1965

Approximate Area:
132.8sqm/1431sqft (Including garage)

Sellers Position:
No forward chain

Heating:
Gas central heating

Windows:
UPVC double glazing

Infant/Junior School:
Chandlers Ford Infant School / Merton Junior School

Secondary School:
Thornden Secondary School

Local Council:
Eastleigh Borough Council 02380 688000

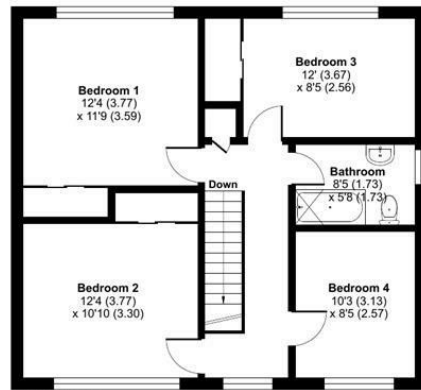
Council Tax:
Band E

Agents Notes:
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 including vat for these checks regardless of the number of buyers involved.



Ground Floor = 600 sq ft / 55.7 sq m
First Floor = 698 sq ft / 64.8 sq m
Garage = 133 sq ft / 12.3 sq m
Total = 1431 sq ft / 132.8 sq m

For identification only - Not to scale



FIRST FLOOR



GROUND FLOOR



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		82
(69-80) C	70	
(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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