



sparks ellison

19 Harvest Road, Chandler's Ford, SO53 4HE

£425,000

A beautifully presented three bedroom detached home situated in a quiet cul-de-sac within the sought after Knightwood Park. This home has been maintained excellently by the current owners giving you a perfect opportunity to walk straight in. The ground floor boasts a recently re-fitted kitchen and a large sitting/dining room at the rear of the property with double doors onto garden. There is also the benefit of a downstairs cloakroom and integral access to the garage. On the first floor the property enjoys three spacious bedrooms, with a large built in wardrobe to the master and loft access from the landing. Externally this home provides driveway parking for 2 cars and a well maintained rear garden.

ACCOMMODATION

GROUND FLOOR

Entrance Hall:

Cloakroom:
White suite comprising WC, wash basin with cupboard under.

Kitchen:
10'3" x 6'1" (3.13m x 1.85m) Range of units comprising integrated gas hob, electric oven with extractor over, fridge/freezer, sink and washer/dryer.

Sitting/Dining Room:
19'3" x 14'2" (5.88m x 4.32m) Stairs to first floor with under stair cupboard, double doors onto rear garden.

FIRST FLOOR

Landing:
Access to loft space and airing cupboard.

Bedroom 1:
12'11" x 11'8" (3.93m x 3.56m) Built in wardrobe.

Bedroom 2:
10'6" x 8'7" (3.20m x 2.62m)

Bedroom 3:
9'6" x 7'3" (2.89m x 2.21m)

Bathroom:
White suite comprising wash basin, WC, bath with showerhead over.

OUTSIDE

Front:
Driveway parking, access to garage, side access, grass laid to lawn, pathway to front door.

Rear Garden:
Area laid to lawn, patio area, decking area and mature planting surrounding.

OTHER INFORMATION

Tenure:
Freehold

Approximate Age:
1999

Approximate Area:
88.4sqm/952sqft (Including garage)

Sellers Position:
Looking for forward purchase

Heating:
Gas central heating

Windows:
UPVC double glazing

Loft Space:
Partially boarded

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

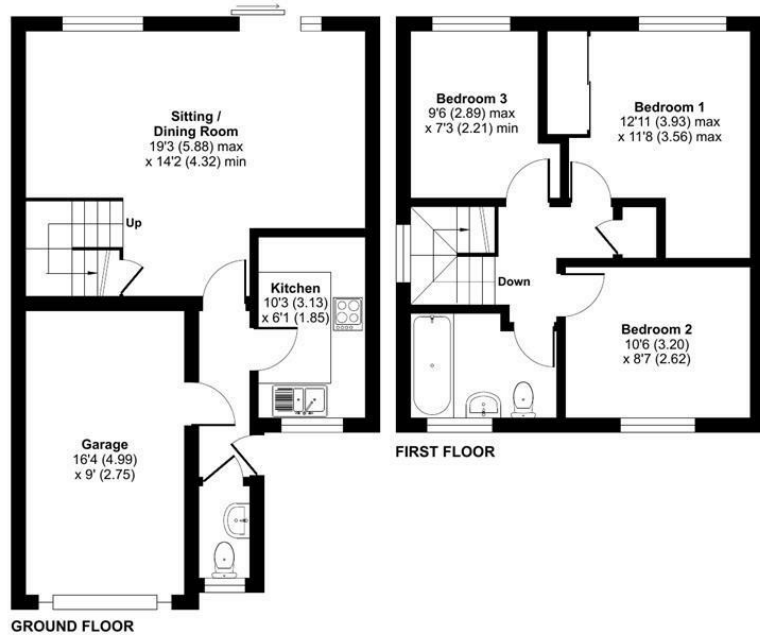
Secondary School:
Thornden Secondary School

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

Ground Floor = 382 sq ft / 35.5 sq m
 First Floor = 424 sq ft / 39.4 sq m
 Garage = 146 sq ft / 13.5 sq m
 Total = 952 sq ft / 88.4 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		85
(69-80) C		
(55-68) D	64	
(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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Lettings: t: 02380 018518 e: lettings@sparksellison.co.uk

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