



sparks ellison

26 Hazel Close, Chandler's Ford, SO53 5RF

£459,950

An extended three bedroom detached chalet style home offering flexible accommodation and situated in a popular cul de sac location with Hiltingbury and Thornden catchments. The property has been extended to the side to provide a study and extend the kitchen and dining room whilst complementing the sitting room, cloakroom and extended ground floor bedroom which includes a shower cubicle and wash hand basin. The first floor provides two further dormer extended bedrooms and a bathroom. Externally there is an enclosed, private rear garden whilst there is a garage and good size driveway to the front providing parking for up to three cars. The property is offered for sale with no forward chain.

ACCOMMODATION:

GROUND FLOOR

Entrance Hall:
Stairs to first floor, understairs storage cupboard.

Cloakroom:
Comprising wash hand basin and wc.

Sitting Room:
19'2" x 11'4" (5.84m x 3.46) Fireplace surround and hearth with inset coal effect gas fire.

Dining Room:
15'6" x 9'11" (4.73m x 3.03m)

Study:
11'4" x 6'5" (3.46m x 1.96m)

Kitchen/Breakfast Room:
15'5" x 9'11" (4.70m x 3.02m) Built in double oven, built in gas hob, fitted extractor hood, integrated dishwasher, space for fridge, breakfast bar, space and plumbing for washing machine, space for tumble dryer.

Bedroom 3:
13'8" x 10'2" (4.17m x 3.10m) Shower in cubicle, wash hand basin.

FIRST FLOOR

Bedroom 1:
15'3" x 11'5" (4.66m x 3.48m) Built in double wardrobe, wash hand basin, access to eaves.

Bedroom 2:
15'2" x 11'5" (4.63m x 3.49m) Built in wardrobe, built in cupboard housing boiler, built in double wardrobe, access to eaves.

Bathroom:
Comprising bath, wash hand basin, wc.

OUTSIDE:

Front:
Comprises area laid to lawn, mature bushes, block paved driveway providing off road parking, outside tap.

Rear Garden:
Measures approximately 42' x 40' and comprises paved patio area, area laid to lawn, variety of mature hedges, outside tap.

Garage:
17'7" x 9' (5.36m x 2.74m) With up and over door, power and light, door to rear garden.

OTHER INFORMATION

Tenure:
Freehold

Approximate Age:
1963

Approximate Area:
1592sqft/147.7sqm (Including garage)

Sellers Position:
No forward chain

Heating:
Gas central heating

Windows:
UPVC double glazing

Loft Space:
Fully boarded with ladder and light connected

Infant/Junior School:
Hiltingbury Infant/Junior School

Secondary School:
Thornden Secondary School

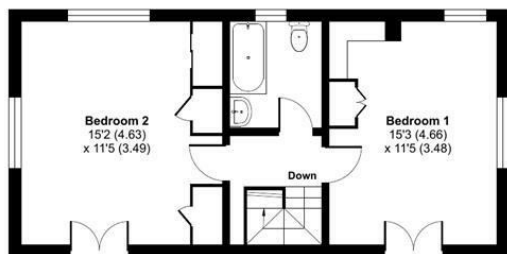
Local Council:
Eastleigh Borough Council - 02380 688000

Council Tax:
Band E

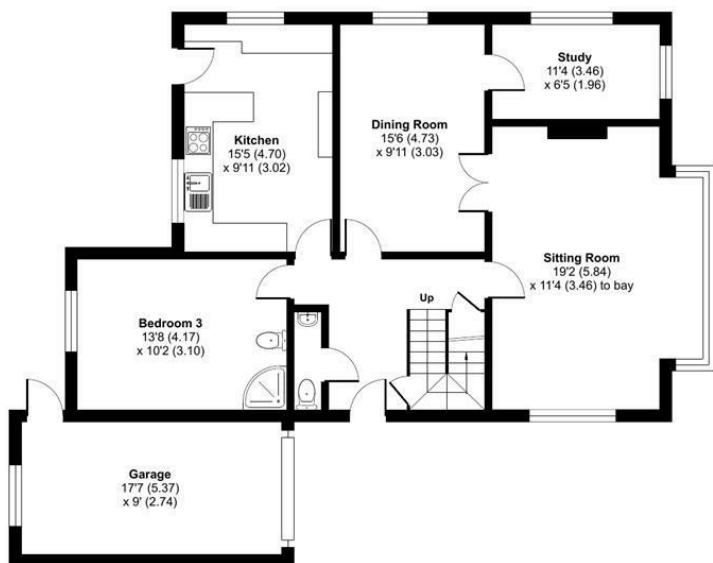
Agents Note:
If you have an offer accepted on a property we will need to, by law, conduct Anti Money Laundering Checks. There is a charge of £20 + vat per person for these checks.



Ground Floor = 948 sq ft / 88 sq m
 First Floor = 486 sq ft / 45.1 sq m
 Garage = 158 sq ft / 14.6 sq m
 Total = 1592 sq ft / 147.7 sq m
 For identification only - Not to scale



FIRST FLOOR



GROUND FLOOR

Floor plan produced in accordance with RICS Property Measurement 2nd Edition, Incorporating International Property Measurement Standards (IPMS2 Residential). © ritchiecom 2025. Produced for Sparks Ellison. REF: 1271405



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		78
(69-80) C		
(55-68) D	54	
(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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