



sparks ellison



27 Hurst Close, Chandler's Ford, SO53 3PA

£365,000

Located in the desirable area of Hurst Close, Valley Park, Chandler's Ford, this charming semi-detached house presents an excellent opportunity for families and first-time buyers alike. Recently re-decorated throughout, the property boasts a fresh and inviting atmosphere, enhanced by new carpets that add a touch of modern comfort. The home features a spacious reception room, perfect for relaxing or entertaining guests. The open plan kitchen and dining room create a wonderful space for family meals and gatherings, while the conservatory offers a delightful spot to enjoy the garden views. A convenient downstairs cloakroom adds to the practicality of the layout. Upstairs, you will find three well-proportioned bedrooms, providing ample space for family living or guest accommodation. The modern bathroom is thoughtfully designed to cater to the needs of the household. One of the standout features of this property is the approximately 51' west-facing rear garden, ideal for enjoying sunny afternoons and outdoor activities. The driveway and garage offer valuable off-road parking and additional storage options. Situated within walking distance to St Francis School and the local shops and amenities in Pilgrims Close, this home is perfectly positioned for convenience and community living. With no forward chain, this property is ready for you to move in and make it your own. Don't miss the chance to view this delightful home in a sought-after location.

ACCOMMODATION

Ground Floor

**Open Porch:**  
Front door to:-

**Reception Hall:**  
Stairs to first floor.

**Cloakroom:**  
Modern suite comprising wash basin, WC.

**Sitting Room:**  
Bow window, fireplace.

**Kitchen/Dining Room:**  
Range of modern shaker style units with granite worktops over, electric oven, electric hob with extractor hood over, space and plumbing for further appliances, space for table and chairs, tiled floor throughout, under stairs cupboard, door to outside.

**Conservatory:**  
Double doors to rear garden.

First Floor

**Landing:**  
Hatch to loft space, airing cupboard.

**Bedroom 1:**  
Built in wardrobe.

**Bedroom 2:**

**Bedroom 3:**  
Built in wardrobe.

**Bathroom:**  
Modern suite comprising bath with separate shower unit over and glazed screen, wash basin with cupboard under, WC, tiled floor.

OUTSIDE

**Front:**  
A driveway leads to the garage with adjacent lawned area and side path and access to rear garden.

**Rear Garden:**  
An attractive feature of the property with a pleasant westerly aspect measuring approximately 51' x 30'10". A generous patio adjoins the house leading onto a lawned area enclosed by walling and fencing, garden shed.

**Garage:**  
Light and power, door to rear garden.

OTHER INFORMATION

**Tenure:**  
Freehold

**Approximate Age:**  
1980

**Approximate Area:**  
1072sqft/99.5sqm (Including garage)

**Sellers Position:**  
No forward chain

**Heating:**  
Gas central heating

**Windows:**  
UPVC double glazing

**Loft Space:**  
Partially boarded with ladder and light connected

**Infant/Junior School:**  
St Francis C of E School

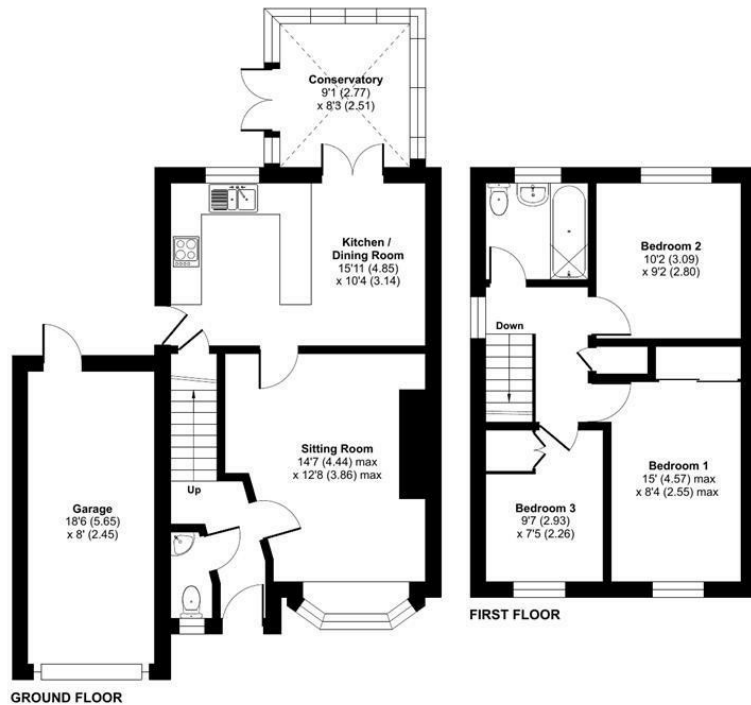
**Secondary School:**  
Toynbee Secondary School

**Local Council:**  
Test Valley Borough Council

**Council Tax:**  
Band D

**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 = 516 sq ft / 47.9 sq m  
 First Floor = 407 sq ft / 37.8 sq m  
 Garage = 149 sq ft / 13.8 sq m  
 Total = 1072 sq ft / 99.5 sq m  
 For identification only - Not to scale



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		84
(69-80) <b>C</b>		
(55-68) <b>D</b>	64	
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
<b>England &amp; Wales</b>		EU Directive 2002/91/EC

94 Winchester Road, Chandler's Ford, Hampshire, SO53 2GJ

Sales: t: 02380 255333 e: [property@sparksellison.co.uk](mailto:property@sparksellison.co.uk)  
 Lettings: t: 02380 018518 e: [lettings@sparksellison.co.uk](mailto:lettings@sparksellison.co.uk)

While we endeavour to make our sales particulars fair, accurate and reliable, they are only a general guide to the property and, accordingly, if there is any point which is of particular importance to you please contact the office and we will be pleased to check it for you, especially if you are contemplating travelling some distance to view the property. These approximate room sizes are only intended as general guidance. You must verify the dimensions carefully before ordering carpets or any built in furniture. Please note we have not tested the services or any of the equipment or appliances in this property, accordingly we strongly advise prospective buyers to commission their own survey or service report before finalising their offer to purchase. These particulars are issued in good faith but do not constitute representations of fact or form part of any offer or contract. The matters referred to in these particulars should be independently verified by prospective buyers or tenants. Neither Sparks Ellison nor any of its employees or agents has any authority to make or give any representation or warranty whatever in relation to this property. Your home is at risk if you do not keep up repayments on a mortgage or other loan secured on it. Written quotations available on request. All loans secured on property. Life assurance usually required.





