



33 Burley Close, Chandler's Ford - SO53 4NS
£550,000

WHITE & GUARD

33 Burley Close

Chandler's Ford, Eastleigh

Extended and exceptionally well presented is this four bedroom detached home nestled away in a quiet location on the Valley Park development within Chandlers Ford. Falling into school catchments for both St. Francis Primary School and Toynbee Secondary School. The spacious accommodation comprises a lovely open plan kitchen dining family room with adjacent conservatory, a well proportioned living room and a ground floor WC. Across the first floor are four bedrooms with an en-suite shower room and separate family bathroom. Externally the house offers a generous frontage, garage and driveway as well as a private enclosed garden. LOCATION Centrally located with excellent road, rail and commuter links due to its proximity to main motorways routes for easy access to Southampton, Portsmouth, Winchester and the market towns of Romsey and Eastleigh. Chandlers Ford has certainly established itself as a extremely popular parish with excellent schools that are also located nearby.

- TEST VALLEY COUNCIL TAX BAND E
- EPC RATING D
- FREEHOLD
- EXTENDED LIVING ACCOMODATION
- FOUR BEDROOM DETACHED HOUSE
- MODERN KITCHEN DINING FAMILY ROOM
- EN-SUITE TO MASTER
- ST. FRANCIS PRIMARY CATCHMENT
- TOYNBEE SECONDARY SCHOOL CATCHMENT



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SERVICES:

Gas, water, electricity and mains drainage are connected. Please note that none of the services or appliances have been tested by White & Guard.

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Disclaimer

These particulars are not to form part of a Sale Contract owing to the possibility of errors and/or omissions. Prospective purchasers should therefore satisfy themselves by inspection or otherwise as to their correctness. All fixtures, fittings, chattels and other items not mentioned are specifically excluded unless otherwise agreed within the Sale Contract documentaries or left in situ and gratis upon completion. The property is also sold subject to rights of way, public footpaths, easements, wayleaves, covenants and any other matters which may affect the legal title. The Agent has not formally verified the property's structural integrity, ownership, tenure, acreages, estimated square footage, planning/building regulations status or the availability/operation of services and/or appliances. Therefore, prospective purchasers are advised to seek validation of all the above matters prior to expressing any formal intent to purchase.



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