



41 Sandy Hill Close, Waltham Chase - SO32 2GU

In Excess of £325,000

WHITE & GUARD

41 Sandy Hill Close

Waltham Chase, Southampton

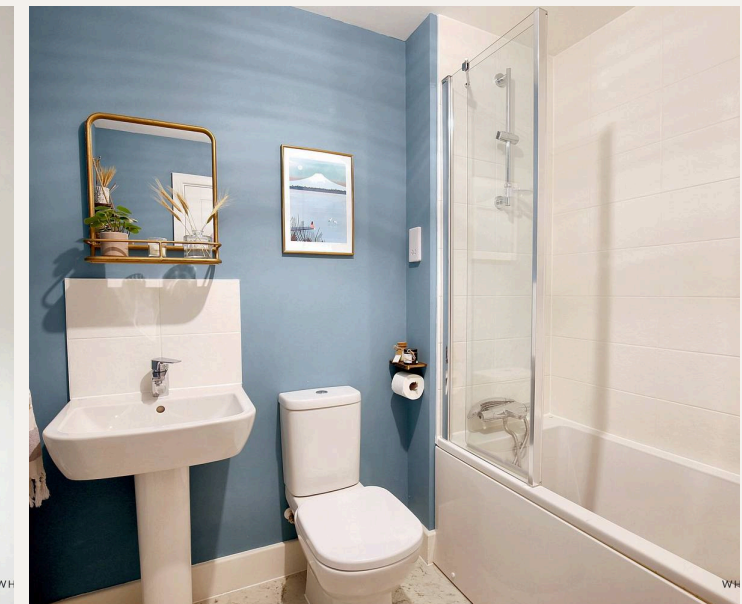
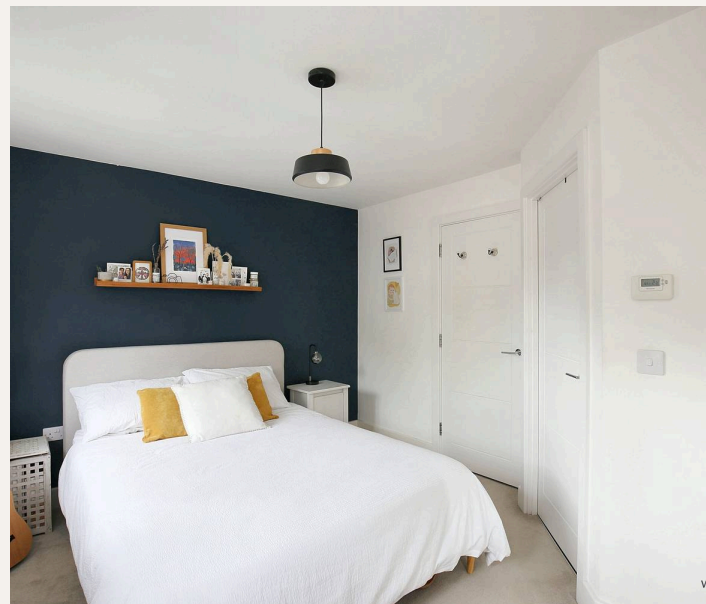
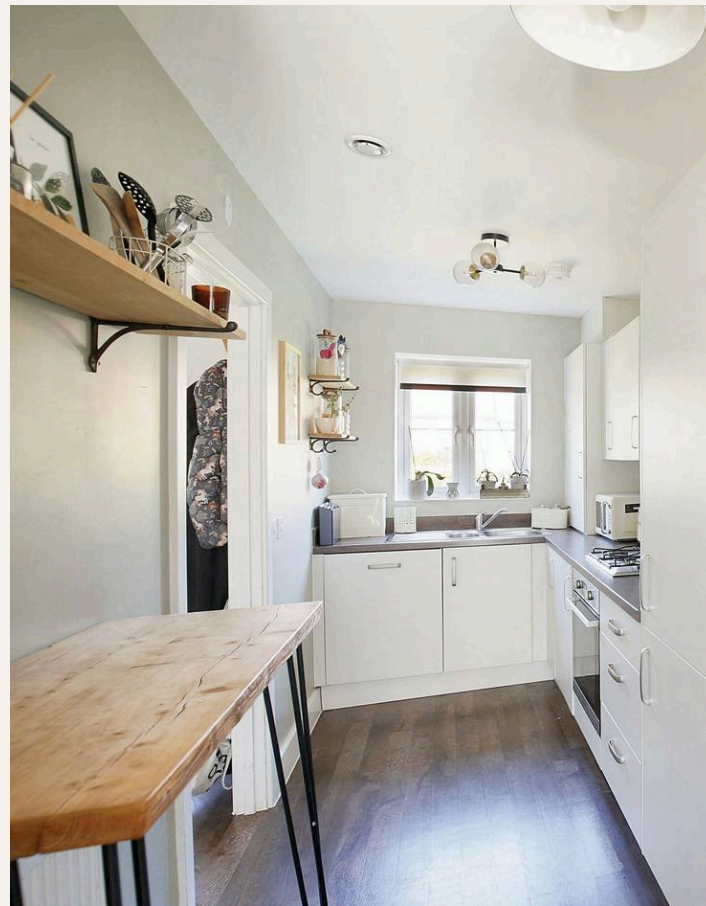
INTRODUCTION

A very well appointed two-bedroom semi-detached home with a driveway. Positioned in a quiet and popular location with Waltham Chase, this Linden Homes constructed property provides a well designed ground floor layout which includes a modern fitted kitchen, spacious lounge dining room and ground floor WC. Across the first floor there are two double bedrooms with an en-suite to the main bedroom as well as a family bathroom suite. To the outside, the property features an expansive rear garden primarily laid to lawn.

LOCATION

The property is located in the popular village of Waltham Chase which benefits from its own village store and recreation ground. The property is only a stone's throw away from the pretty market towns of Bishops Waltham and Wickham, both of which offer a broad range of shops, restaurants and amenities. Neighbouring Botley is also close by, which has a mainline railway station, with both Winchester and Southampton Airport being just under half an hour away and all main motorway access routes are also within easy reach.

- WINCHESTER COUNCIL BAND C
- EPC RATING B
- FREEHOLD
- TWO BEDROOM SEMI DETACHED HOME
- MODERN FITTED KITCHEN
- SPACIOUS LOUNGE DINING ROOM
- ENSUITE & FAMILY BATHROOM
- GOOD SIZE REAR GARDEN
- DRIVEWAY PROVIDING OFF ROAD PARKING





INSIDE

A double glazed front door opens into a welcoming entrance hall, which has stairs leading to the first floor and attractive half panelled walls. Found under the stairs, is a conveniently located cloakroom which has a WC and wash hand basin. The modern fitted kitchen comprises a matching range of wall and base level units with fitted work surfaces over which incorporate an inset sink and drainer, gas hob and electric oven. Further integrated appliances include a fridge freezer, washing machine and dishwasher. Feature glazed panel double doors seamlessly extend into the lounge dining room, which is set across the rear of the house, double glazed French doors open onto the rear garden.

The first floor landing provides access to the loft space via a hatch with pull down ladder and doors lead to the principal accommodation. The main bedroom is set at the rear of the house, the well proportioned double room allows space for freestanding bedroom furniture. An adjoining en-suite has an enclosed mains shower cubicle, WC and wash hand basin. Bedroom two, also a good size double room benefits from a large over stairs fitted wardrobe and allows space for further freestanding wardrobes. Completing the first floor accommodation is a well-appointed family bathroom suite which comprises a panel enclosed bath with shower attachment over, WC, wash hand basin and tiling to the principal areas.

OUTSIDE

Externally a dropped kerb provides vehicular access to the driveway, which leads down one side of the house. The front garden is laid to lawn and is enclosed to the front by mature hedging.

Enclosed by wood panel fencing, the larger than average garden is predominantly laid to lawn with a patio terrace extending from the rear of the house, there is a hardstanding with a garden shed and a gate provides pedestrian access to the driveway.



SERVICES:

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

Broadband : Full Fibre Broadband Up to 115 Mbps upload speed Up to 1600 Mbps download speed. This is based on information provided by Openreach.

Estate charges : £250 per year but varies slightly each year and it's paid in two half's every 6 months.

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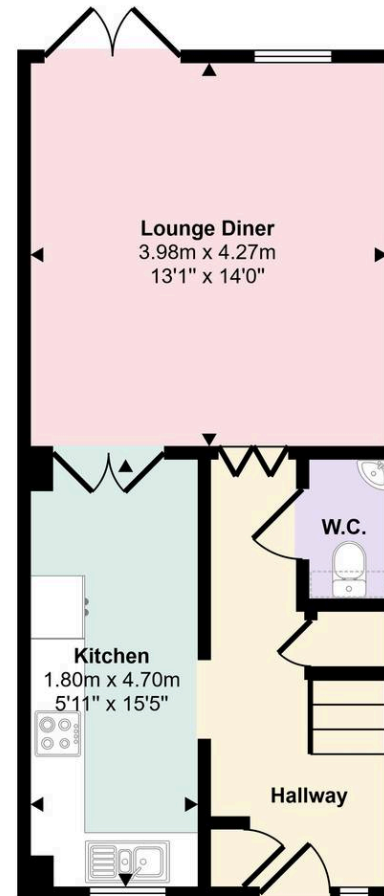
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Disclaimer

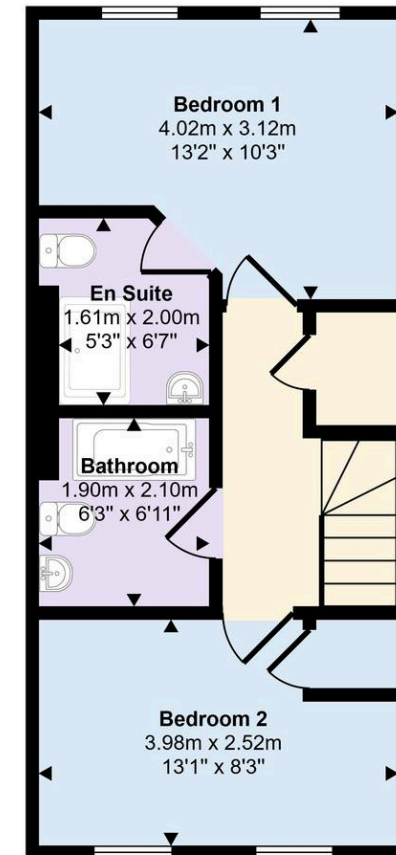
These particulars are not to form part of a Sale Contract owing to the possibility of errors and/or omissions. Prospective purchasers should therefore satisfy themselves by inspection or otherwise as to their correctness. All fixtures, fittings, chattels and other items not mentioned are specifically 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.



Approx Gross Internal Area
73 sq m / 783 sq ft



Ground Floor
Approx 36 sq m / 388 sq ft



First Floor
Approx 37 sq m / 395 sq ft

Denotes head height below 1.5m

This floorplan is only for illustrative purposes and is not to scale. Measurements of rooms, doors, windows, and any items are approximate and no responsibility is taken for any error, omission or mis-statement. Icons of items such as bathroom suites are representations only and may not look like the real items. Made with Made Snappy 360.