

**Rowe  
& Co.**



**33 Burley Close, Chandler's Ford**

Eastleigh

**£540,000**



## 33 Burley Close

Chandler's Ford, Eastleigh

This beautifully presented, extended four-bedroom detached home sits in a peaceful spot within the sought-after Valley Park development in Chandlers Ford, and lies within the catchment for both St. Francis Primary and Toynbee Secondary schools. The ground floor offers a spacious open-plan kitchen/dining/family room leading to a bright conservatory, a well-proportioned living room, and a convenient WC. Upstairs are four good-sized bedrooms, including a principal bedroom with en-suite, plus a modern family bathroom. Outside, the property features a generous frontage with driveway and garage, along with a private, enclosed rear garden.

Chandler's Ford is a popular Hampshire town with a variety of shops, restaurants, traditional inns and with Chilworth golf course also within easy reach. Schooling is typically excellent celebrating some of the best Ofsted ratings in the country and include Thornden & Toynbee secondary school alongside a selection of private schools. It is approximately a 15-minute drive to Winchester and a 17-minute drive to Southampton. Communications are excellent with the M3 and M27 nearby and the railway station has links to Winchester and Southampton; London Waterloo is 57 minutes from Winchester.

Council Tax band: E

Tenure: Freehold

EPC Energy Efficiency Rating: D

- Four Bedrooms
- Garage & Driveway
- En-Suite To Master
- Open Plan Kitchen / Dining / Family Room
- Conservatory

# 33 Burley Close

Chandler's Ford, Eastleigh

## INSIDE

A double-glazed composite door opens into a welcoming entrance hall with stairs to the first floor and access to the main living areas. Off the hall is a ground-floor cloakroom with WC, bowl wash basin and radiator. The 19ft dual-aspect living room features a front window and French doors to the rear garden.

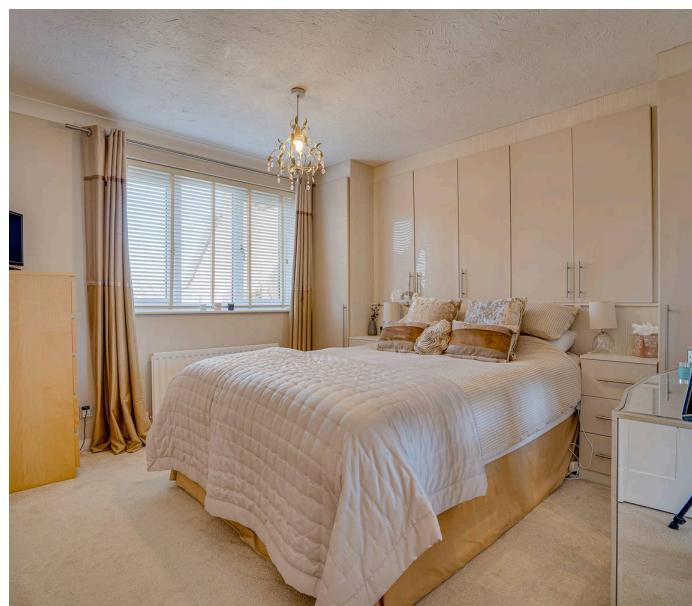
The spacious kitchen/dining/family room offers white gloss units with quartz worktops, an inset five-ring Bosch hob, quartz-drained sink, and integrated Bosch double oven, microwave, washing machine, Neff dishwasher and fridge-freezer. A breakfast bar provides extra storage, and the room opens into a bright conservatory with a double-glazed glass roof.

Upstairs, the landing serves four well-proportioned bedrooms, three being doubles. The master bedroom includes fitted wardrobes, a storage cupboard and an en-suite with shower, basin and WC. A modern family bathroom features a panelled bath with mains shower, basin, WC and heated towel rail.

## OUTSIDE

The property benefits from a front driveway providing access to the garage, alongside a front garden featuring mature shrubs. An additional shingled area offers further off-road parking for one vehicle.

The enclosed rear garden enjoys a high degree of privacy, enhanced by a raised rear border planted with a variety of mature shrubs and plants. There is a lawned area, a patio seating area, and a pedestrian door to the side giving access to the garage. A garden gate also leads out to the driveway.





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Chandlers Ford,  
SO53 2GG



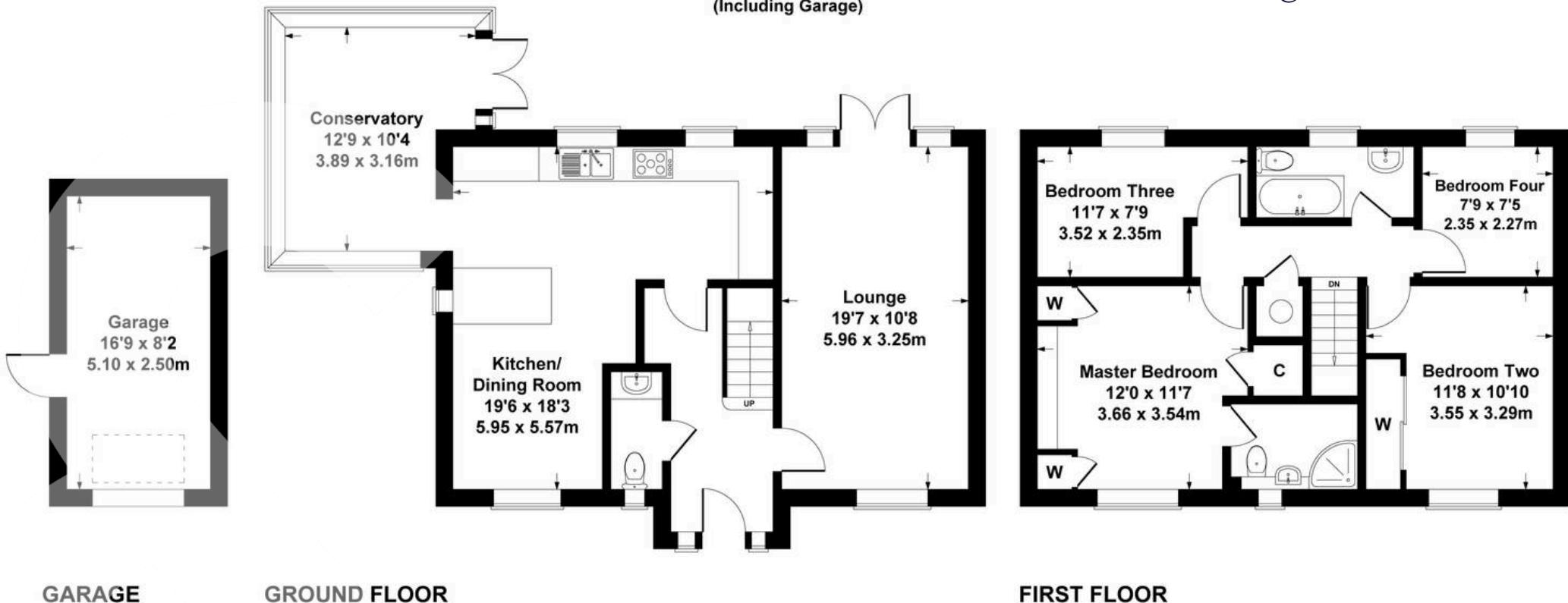
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## 33 Burley Close

Approximate Gross Internal Area  
1432 sq ft - 133 sq m  
(Including Garage)



Whilst every attempt has been made to ensure the accuracy of the floor plans measurements of doors windows and rooms are approximate and no responsibility is taken for an error omission or mis-statement. These plans are for representation purposes only and should be used as such. The services systems and appliances listed in this specification have not been tested by Agency Assist and no guarantee as to their operating efficiency can be given.

REQUEST  
VIEWING

(GOTTA BE QUICK!)

