



sparks ellison

9 Springhill Road, Chandler's Ford, SO53 2GS

£450,000

Located in the heart of Chandler's Ford on Springhill Road, this charming detached house offers a perfect blend of comfort and convenience. With three well-proportioned bedrooms, this property is ideal for families or those seeking extra space. The beautifully re-fitted bathroom adds a touch of modern elegance, while a cloakroom downstairs enhances practicality for everyday living. The good-sized living room provides a welcoming atmosphere, perfect for relaxation or entertaining guests. Additionally, the conservatory extends the living space, allowing for an abundance of natural light and a lovely view of the garden. For those who work from home, a dedicated workspace has been created at the rear of the garage. The property boasts a generous rear garden, measuring approximately 40'6" x 35'8", offering ample space for outdoor activities, gardening, or entertaining. Parking is conveniently available to the front of the house, making it easy for residents and visitors alike. Situated in a central location, this home is within walking distance to local shops, schools, and bus routes, making daily errands and commutes a breeze. This delightful property presents an excellent opportunity for anyone looking to settle in a vibrant community with all essential amenities at their fingertips.

ACCOMMODATION

Ground Floor

Reception hall:

Stairs to first floor with cupboard under, storage cupboard and fitted shelving.

Cloakroom:

Wash basin, WC.

Living room:

20'3" x 12'6" (6.16m x 3.82m) Wooden floor, fireplace with contemporary gas fire, patio doors to:

Conservatory:

14'11" x 10'6" (4.55m x 3.20m) Door to rear garden.

Kitchen/breakfast room:

13'5" x 8'4" (4.08m x 2.53m) Range of units, space and plumbing for appliances, space for table and chairs, boiler.

First floor

Landing:

Hatch to loft space.

Bedroom 1:

12'4" x 11'9" (3.75m x 3.58m) Fitted wardrobes.

Bedroom 2:

12'4" x 8'2" (3.76m x 2.48m)

Bedroom 3:

8'8" x 8'6" (2.65m x 2.58m)

Bathroom:

A beautifully appointed and refitted modern suite comprising free standing bath and adjacent mixer tap, full width walk in shower area, wash basin with cupboard under, WC.

OUTSIDE

Front:

To the front of the property is a brick paved area and gravel area providing off street parking, enclosed by hedging.

Rear:

The rear garden measures approximately 40'6" x 35'8" and is mainly lawned, surrounded by flower and shrub borders and enclosed by fencing, shed to one side.

Garage:

13'7" x 7'11" (4.10m x 2.37m) Electric roller door to the front, space and plumbing for appliances.

Storage area:

13'5" x 7'9" (4.10m x 2.37m) The back end of the garage has been converted to a study area with radiator and door to rear garden.

OTHER INFORMATION

Tenure:

Freehold

Approximate Age:

1955

Approximate Area:

1362 sq ft / 126.5 sq m

Sellers Position:

No forward chain

Heating:

Gas central heating

Windows:

Double glazing

Loft Space:

Partially boarded, light connected

Infant/Junior School:

Fryern Infant School / Fryern Junior School

Secondary School:

The Toynbee School

Local Council:

Eastleigh Borough Council - 02380 688000

Council Tax:

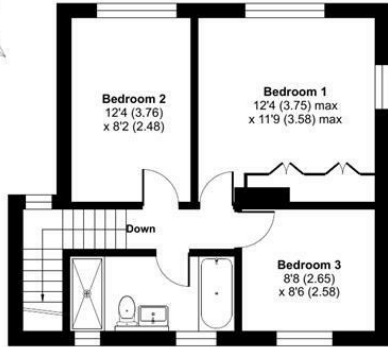
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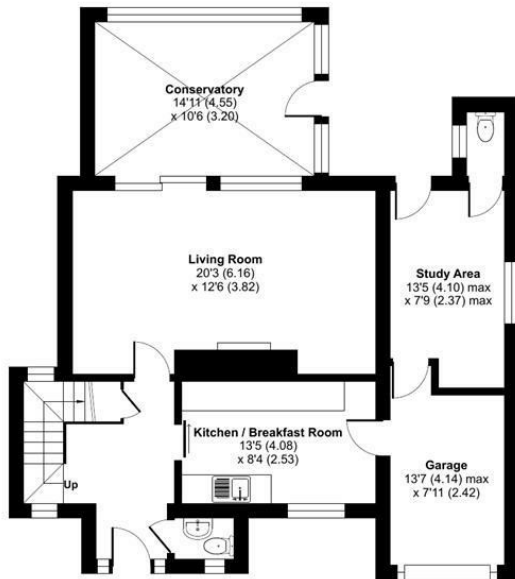
If you have an offer accepted on a property we will need to, by law, conduct Anti Money Laundering Checks. There is a charge of £60 including vat for these checks regardless of the number of buyers involved.



Ground Floor = 798 sq ft / 74.1 sq m
 First Floor = 468 sq ft / 43.4 sq m
 Garage = 96 sq ft / 9 sq m
 Total = 1362 sq ft / 126.4 sq m
 For identification only - Not to scale



FIRST FLOOR



GROUND FLOOR



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			
(69-80) C			79
(55-68) D		60	
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

Floor plan produced in accordance with RICS Property Measurement 2nd Edition, Incorporating International Property Measurement Standards (IPMS2 Residential). © ritchiecom 2026. Produced for Sparks Ellison. REF: 1433610

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