

# 6 Hillcrest Drive, Chandler's Ford, Eastleigh, SO53 2HQ

PRICE GUIDE: £360,000 Freehold No Forward Chain



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Situated in a popular established location close to local facilities and the shops at Fryern Arcade, and having rear access to Fryern recreation ground, this two bedroom detached bungalow offers great potential for extension or alteration. Located in a quiet close, it requires internal viewing to appreciate the accommodation and scope on offer. The bungalow benefits from no forward chain and falls within the Fryern and Toynbee school catchment areas. It is within walking distance of local shops, bus routes and the railway station. The bungalow is suitable for families or those looking for an attractive retirement property.

ENTRANCE HALL \* LOUNGE/DINING ROOM \* RE-FITTED KITCHEN

TWO BEDROOMS \* RE-FITTED BATHROOM \* CONSERVATORY

GARDENS \* DETACHED GARAGE \* GAS CENTRAL HEATING

UPVC DOUBLE GLAZING

**ENTRANCE HALL:** Side entrance upvc double glazed front door with internal doors to lounge, two bedrooms and bathroom. Hatch to loft, ceiling spot-lights, smoke detector, radiator and cupboard housing meter and trip switch board.

**LOUNGE/DINING ROOM:** 15'0 x 11'8 (4.57 x 3.56) Wood effect laminate flooring with open fireplace and stone hearth, radiator, ceiling spotlights, telephone point, t.v aerial point, central heating thermostat control, side elevation windows and casement doors to conservatory. Door to;

**KITCHEN:** 9'11 x 6'10 (3.02 x 2.09) Fitted with a range of modern white faced units, incorporating a deep ceramic Butler style sink unit with swan neck taps fitted to wood effect roll edge working surfaces with cupboard and drawer units under and wall cupboards over ceramic tiled splash backs. There are spaces for a dishwasher, upright fridge/freezer and cooker, with gas and electric points. Ceramic flooring, side elevation window and upvc double glazed door providing access to the conservatory.



**CONSERVATORY:** 20'1 x 7'8 (6.13 x 2.35) Of brick and upvc double glazed construction with door to rear garden and side door to driveway. Spot lighting, wood effect laminate flooring, double radiator, modern Vaillant boiler catering for gas fired central heating and hot water requirements, plumbing for washing machine.

**BEDROOM 1:** 13'5 x 9'2 (4.09 x 2.79) With recess for wardrobe, ceiling spot-lights, radiator and front elevation window.

**BEDROOM 2:** 10'2 x 9'6 Max (3.58 x 2.98) With recess for wardrobe, radiator and twin aspect front and side elevation windows.

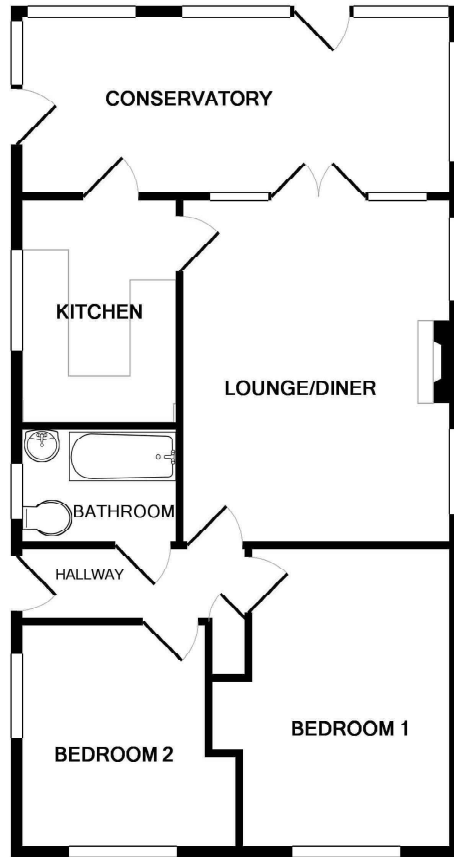
**REFITTED BATHROOM:** A fully tiled modern bathroom, fitted with a matching suite of panelled bath with large head mixer shower unit and glass shower screen, pedestal wash hand basin with cupboard under, close coupled w.c, heated towel rail, wall mirror, ceiling spot lights, extractor fan and side elevation window.

**OUTSIDE:** Situated in a quiet close the front garden area is laid mainly to lawn and has a driveway providing off-road parking for three/four cars to the side of the bungalow, leading to a detached garage to the rear, with up and over door and side personal door to the rear garden. There is a garden tap to the side of the property. The rear garden is not overlooked and is laid mainly to lawn, with a patio coming off the conservatory. There is a rear gate that leads directly onto Fryern recreation ground, an ideal area for dog walking and a short cut to the main facilities of Chandlers Ford to include Waitrose and Fryern Shopping Arcade. Bus routes, the railway station and motorway links are also close at hand.

**COUNCIL TAX BAND:** D (currently £2,275.36 pa) Eastleigh Borough Council

These details were taken by George Mead from whom any further information required can be obtained.





Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission, or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given  
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