



sparks ellison

5 Brownhill Close, Chandler's Ford, SO53 2QH

£415,000

This wonderful three bedroom terrace home is situated in a quiet cul-de-sac within Chandler’s Ford. This home is presented brilliantly throughout. On the ground floor there is a large sitting/dining room and a kitchen to the rear with a brilliant addition of a converted garage to make a study/games room, as well as a downstairs cloakroom. Upstairs provides three very well proportioned bedrooms complimented by a modern family bathroom. This home has driveway parking and a large private rear garden with plenty of space for play areas as well as seating areas in the summer.

ACCOMMODATION

Porch:
Space for shoes & coats.

Sitting/dining room:
24'10" x 16'1" (7.58m x 4.91m) Doors onto rear garden and stairs to first floor.

Kitchen:
10'9" x 7'10" (3.27m x 2.40m) Range of units including fitted gas hob with extractor over and electric oven, space for fridge freezer, washing machine, dishwasher.

Study:
12'4" x 7'9" (3.75m x 2.35m)

Cloakroom:
WC and wash basin.

First floor

Landing:

Bedroom 1:
13'7" x 12'4" (4.13m x 3.77m)

Bedroom 2:
12'6" x 10'9" (3.81m x 3.27m)

Bedroom 3:
9'1" x 8'0" (2.77m x 2.44m)

Bathroom:
Modern suite comprising bath with rainfall shower over, WC and wash basin.

OUTSIDE

Front:
Driveway parking and adjacent low maintenance slate chip area enclosed by low brick wall.

Rear:
A large private rear garden with mature hedges, patio areas and a garden shed.

OTHER INFORMATION

Tenure:
Freehold

Approximate Age:
1960's

Approximate Area:
1074 sq ft / 99.7 sq m

Sellers Position:
Looking for a forward purchase

Heating:
Gas central heating

Windows:
UPVC Double glazing

Loft Space:
Partially boarded with light connected and ladder connected

Infant/Junior School:
Chandler's Ford Infant School / Merdon Junior School

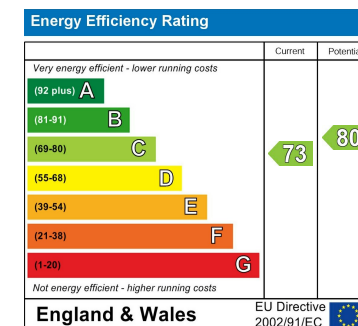
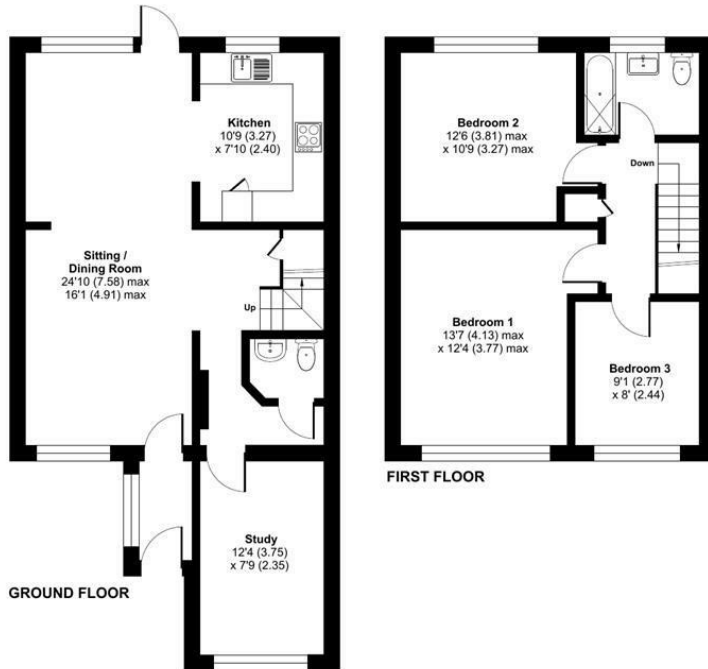
Secondary School:
Thornden School

Local Council:
Eastleigh Borough Council - 02380 688000

Council Tax:
Band C

Agents Note:
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 = 603 sq ft / 56 sq m
 First Floor = 471 sq ft / 43.7 sq m
 Total = 1074 sq ft / 99.7 sq m
 For identification only - Not to scale



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