



sparks ellison

18 Hocombe Drive, Chandler's Ford, SO53 5QE

£695,000

An attractive and well presented four bedroom detached chalet style property situated in a popular road on the edge of Hiltingbury. This welcoming home offers a degree of flexibility due to its layout and provides well proportioned accommodation that has been updated during the current owners tenure. The ground floor benefits from a modern kitchen/breakfast room, two reception rooms, a conservatory, two bedrooms and a shower room. The first floor boasts an en-suite bedroom and a further bedroom. Externally, the property is approached by a well kept block paved driveway with parking for several vehicles. The garden has been attractively landscaped giving great kerb appeal. An attractive, southerly facing rear garden provides a welcome retreat for external dining and relaxing. There is the added benefit of a large single garage. Hocombe Drive sits within catchment for Hiltingbury and Thornden Schools.

ACCOMMODATION

Ground Floor

Entrance Hall:

Stairs to first floor, built in airing cupboard housing hot water tank.

Sitting Room:

17'11" x 12'0" (5.47m x 3.66m) Fireplace surround and hearth with inset coal effect gas fire.

Dining Room:

11'11" x 10'11" (3.63m x 3.33m)

Conservatory:

13'3" x 11'0" (4.03m x 3.35m)

Kitchen/Breakfast Room:

15'0" x 11'2" (4.56m x 3.40m) Built in double oven, built in gas hob, fitted extractor hood, boiler in cupboard, space and plumbing for washing machine, space for fridge freezer, space for table and chairs.

Shower Room:

Comprising a shower cubicle, wash hand basin with cupboard and drawers under, WC.

Bedroom 1:

14'9" x 10'11" (4.50m x 3.33m) Two built in wardrobes.

Study/Bedroom 4:

8'10" x 7'10" (2.70m x 2.38m)

First Floor

Bedroom 2:

11'1" x 10'11" (3.38m x 3.33m) Built in wardrobe.

En-suite:

Comprising bath, wash hand basin, WC, access to eaves.

Bedroom 3:

11'2" x 7'10" (3.40m x 2.39m)

OUTSIDE

Front:

Large area laid to shingle, planted beds, mature tree, further planted bed, block paved driveway providing off road parking for several vehicles, side access to rear garden.

Rear Garden:

Measures approximately 50' x 45' and comprises area laid to lawn, paved patio area, area laid to shingle, planted beds, mature tree, outside tap

Garage:

17'11" x 9' (5.46m x 2.74m) with twin doors, power and light.

OTHER INFORMATION

Tenure:

Freehold

Approximate Age:

1960's

Approximate Area:

1618 sq ft / 150.2 sq m

Sellers Position:

Looking for a forward purchase

Heating:

Gas central heating

Windows:

UPVC double glazing

Infant/Junior School:

Hiltingbury Infant School / Hiltingbury Junior School

Secondary School:

Thornden School

Local Council:

Eastleigh Borough Council - 02380 688000

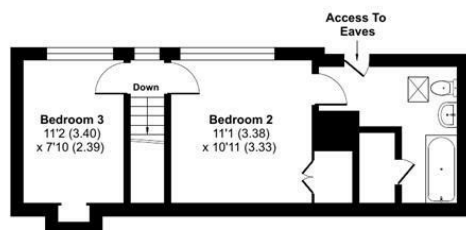
Council Tax:

Band E

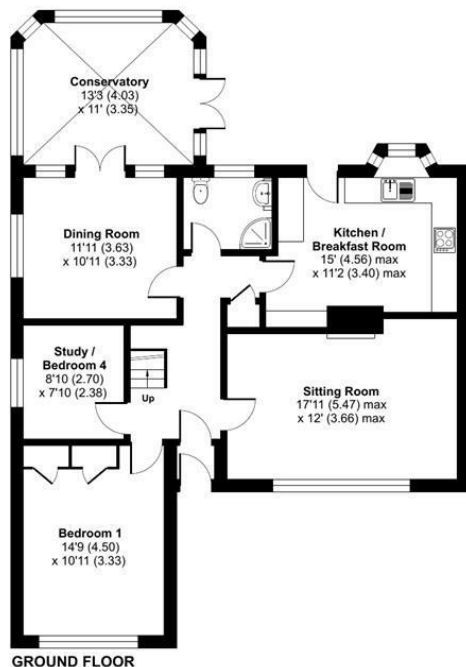
Agents Note:

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.

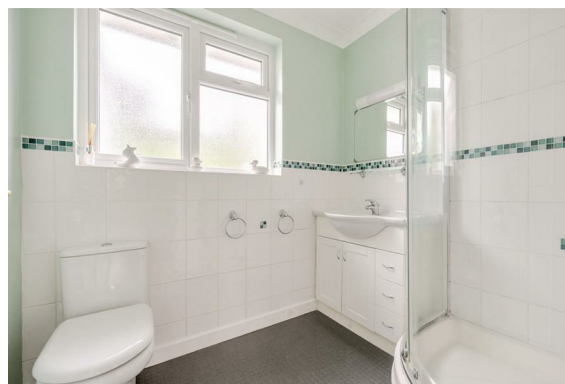
Ground Floor = 1084 sq ft / 100.7 sq m
 First Floor = 372 sq ft / 34.5 sq m
 Garage = 162 sq ft / 15 sq m
 Total = 1618 sq ft / 150.2 sq m
 For identification only - Not to scale



FIRST FLOOR



GROUND FLOOR



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E	64	74
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales		EU Directive 2002/91/EC

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