



se sparks ellison
For Sale



sparks ellison

29 Maytree Road, Chandler's Ford, SO53 5RT

£450,000

This excellent three-bedroom semi-detached house is situated in a quiet cul-de-sac within the popular Hiltingbury area. The property offers well-proportioned accommodation throughout, making it an ideal family home. The first floor provides three spacious bedrooms along with a large family bathroom, complete with both a separate shower cubicle and a freestanding bath. The ground floor has been superbly extended to create an impressive open-plan kitchen/dining/family room which was completed in 2017 is perfect for entertaining and modern family living. In addition, there is a large entrance hall, a generous cloakroom and a well-sized sitting room. The kitchen extension also benefits from a separate utility space, adding further practicality. Externally, the rear garden has been landscaped with family living in mind, offering space for a barbecue and seating area, as well as a play area with artificial lawn. The garden enjoys the sun throughout the day thanks to its easterly aspect, while the seating area is perfectly positioned to capture the evening sun.

ACCOMMODATION

Ground Floor

Entrance hall:
Stairs to first floor and understair storage cupboard.

Cloakroom:
Fitted wall cupboards, wash basin, WC.

Sitting room:
23'6" x 11'8" (7.16m x 3.55m) Gas fireplace.

Kitchen/dining/family room:
25'9" x 18'0" (7.85m x 5.48m) Range of units comprising integrated dishwasher, space for fridge freezer and range cooker. Large storage cupboard. Doors to rear garden.

Utility area:
6'7" x 4'6" (2.00m x 1.38m) Space for washing machine and tumble dryer, single door to rear garden.

First floor

Landing:
Airing cupboard and access to loft space.

Bedroom 1:
13'11" x 11'7" (4.24m x 3.54m)

Bedroom 2:
11'9" x 9'1" (3.57m x 2.77m)

Bedroom 3:
10'2" x 8'6" (3.10m x 2.60m) Built in bed with storage under.

Bathroom:
Freestanding bath with central mixer tap & shower attachment, wash basin, WC, shower cubicle.

OUTSIDE:
Front:
Gravel area leading to the front door.

Rear:
East facing and private garden which is landscaped with a patio area and artificial grass. Access to the garage, additional garden enclosed at the rear, providing more storage space.

Garage:
17'0" x 8'9" (5.19m x 2.66m)

OTHER INFORMATION

Tenure:
Freehold

Approximate Age:
1963

Approximate Area:
1423 sq ft / 132 sq m

Sellers Position:
Looking for a forward purchase

Heating:
Gas central heating

Windows:
UPVC Double glazing

Loft Space:
Partially boarded, connected ladder

Infant/Junior School:
Hiltingbury Infant School / Hiltingbury Junior School

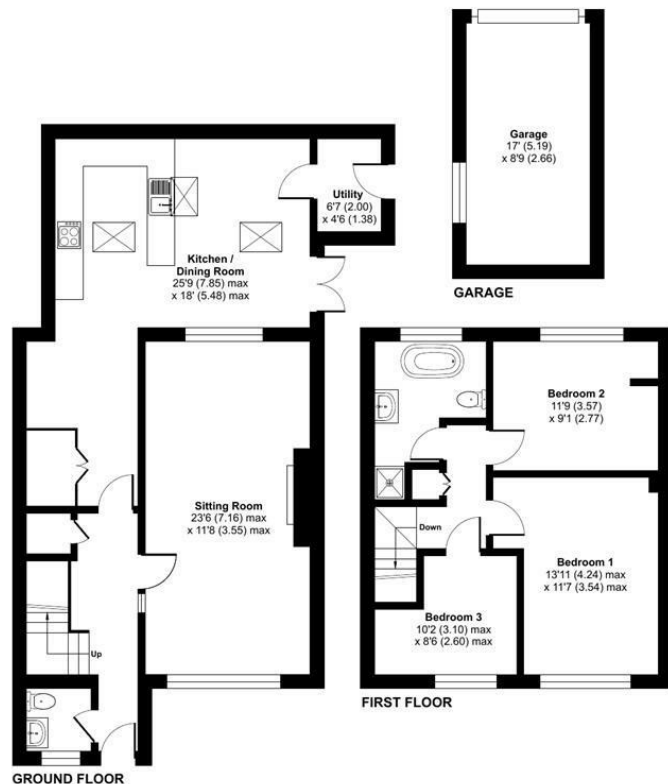
Secondary School:
Thornden School

Local Council:
Eastleigh Borough Council - 02380 688000

Council Tax:
Band D

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 = 804 sq ft / 74.6 sq m
 First Floor = 470 sq ft / 43.6 sq m
 Garage = 149 sq ft / 13.8 sq m
 Total = 1423 sq ft / 132 sq m
 For identification only - Not to scale



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		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	66	77
	EU Directive 2002/91/EC	

94 Winchester Road, Chandler's Ford, Hampshire, SO53 2GJ

Sales: t: 02380 255333 e: property@sparksellison.co.uk

Lettings: t: 02380 018518 e: lettings@sparksellison.co.uk

While we endeavour to make our sales particulars fair, accurate and reliable, they are only a general guide to the property and, accordingly, if there is any point which is of particular importance to you please contact the office and we will be pleased to check it for you, especially if you are contemplating travelling some distance to view the property. These approximate room sizes are only intended as general guidance. You must verify the dimensions carefully before ordering carpets or any built in furniture. Please note we have not tested the services or any of the equipment or appliances in this property, accordingly we strongly advise prospective buyers to commission their own survey or service report before finalising their offer to purchase. These particulars are issued in good faith but do not constitute representations of fact or form part of any offer or contract. The matters referred to in these particulars should be independently verified by prospective buyers or tenants. Neither Sparks Ellison nor any of its employees or agents has any authority to make or give any representation or warranty whatever in relation to this property. Your home is at risk if you do not keep up repayments on a mortgage or other loan secured on it. Written quotations available on request. All loans secured on property. Life assurance usually required.



