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262 Leigh Road, Chandler's Ford, SO53 3AW £475,000

A fantastic opportunity to purchase a superb three bedroom family home located just a short distance to the motorway junction. Enjoying some superb features such as ample parking, a large rear garden, a , Eastleigh and Chandler's Ford railway Stations, the Number 1 bus route on Bournemouth road and the amazing kitchen/dining/sitting room, which is undoubtedly the heart of the home and where the family spends the majority of their time.

ACCOMMODATION

Ground Floor

Entrance Hall:
Understairs cupboard

Sitting Room/Bedroom 4:
13'6" x 11'0" (4.11m x 3.35m)

Dining Room:
12'6" x 11'0" (3.80m x 3.35m) Log burner and underfloor heating.

Bathroom/Utility
Modern suite comprising wash basin, WC, bath with shower overhead, and extractor fan. Range of units encasing utilities.

Kitchen/Dining/Family Room
Family Room: 16'10" x 16'10" (5.14m x 5.13m) Kitchen area: 15'11" x 9'10" (4.84m x 3.00m) Modern kitchen with a range of units, integrated sink and dishwasher, fitted double fridge, breakfast bar and access to the side of the property. Large sitting/dining space with double doors leading into the rear garden. Underfloor heating throughout.

First Floor

Landing:
Access to loft space.

Bedroom 1:
12'7" x 10'1" (3.83m x 3.07m)

Bedroom 2:
11'0" x 10'0" (3.35m x 3.05m) Built in wardrobe.

Bedroom 3:
9'5" x 9'0" (2.86m x 2.74m)

Bathroom:
Wash basin with cupboard under, WC bath, extractor fan and cupboard housing boiler.

Outside

Front:
Driveway parking for three vehicles

Rear
Rear garden measuring approximately 28'9" x 65'0". Adjoining the property is a patioed area leading to steps up to an area laid to lawn.

OTHER INFORMATION

Tenure:
Freehold

Approximate Age:
1940

Approximate Area:
1412 sq ft / 131.1 sq m

Sellers Position:
No forward chain

Heating:
Gas central heating, underfloor heating in the kitchen/family room

Windows:
UPVC double glazing

Loft Space:
Partially boarded, ladder connected

Infant/Junior School:
Fryern Infant School / Fryern Junior School

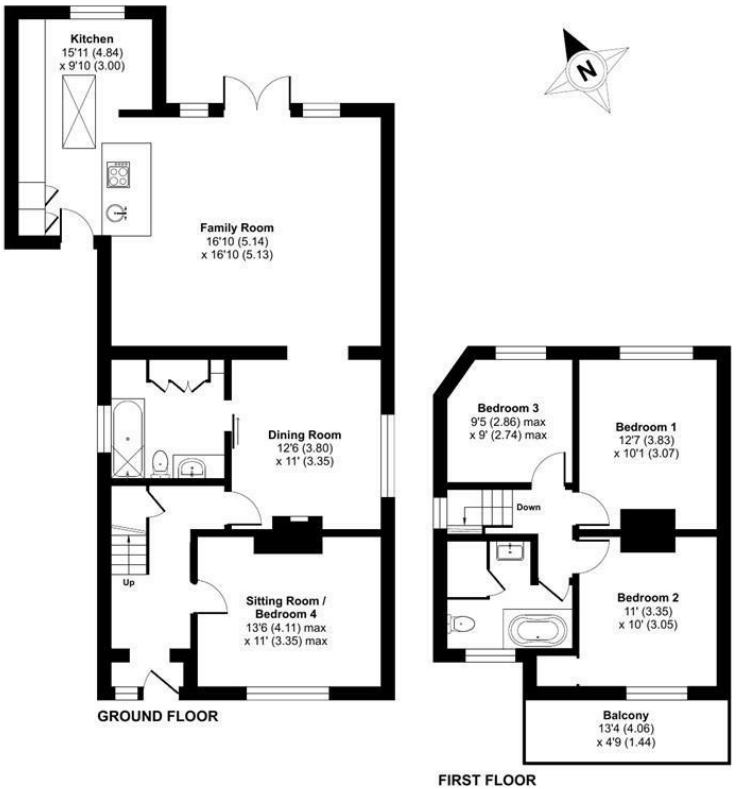
Secondary School:
The Toynbee School

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 = 958 sq ft / 89 sq m
First Floor = 454 sq ft / 42.1 sq m
Total = 1412 sq ft / 131.1 sq m
For identification only - Not to scale



Floor plan produced in accordance with RICS Property Measurement 2nd Edition, Incorporating International Property Measurement Standards (IPMS2 Residential). ©nichecom 2026. Produced for Sparks Ellison. REF: 1417418

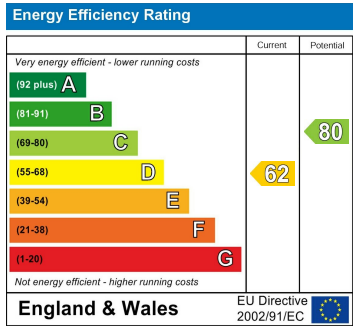












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The Property Ombudsman

NAEA National Association of Estate Agents

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