

98a Chalvington Road, Chandler's Ford, SO53 3EH

PRICE GUIDE: £425,000 Freehold



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Situated in an established and popular location, within easy reach of the facilities of Chandler's Ford, motorway links and the railway station, this well presented detached chalet style property provides well planned accommodation which is flexible in its usage and needs to be seen to be fully appreciated. An ideal retirement or family home, it is our opinion that the property could be extended, subject to any necessary permission. Benefitting from gas central heating, upvc double glazing and modern panel style internal doors, the chalet is situated on a good size plot with off road parking, an integral garage and well stocked west facing rear garden. Located in the Fryern and Toynbee School catchment area.

ENTRANCE PORCH * ENTRANCE HALL * CLOAKROOM * 21'10 LOUNGE/DINING ROOM

KITCHEN * STUDY/BEDROOM 3 * TWO FIRST FLOOR BEDROOMS * BATHROOM

OFF ROAD PARKING * GARAGE * ATTRACTIVE GARDENS WEST FACING TO THE REAR

GAS CENTRAL HEATING * UPVC DOUBLE GLAZING * MODERN PANEL STYLE DOORS

ENTRANCE PORCH: Of good size being twin aspect with single glazed windows and a fifteen pane glazed door to;

ENTRANCE HALL: Staircase to first floor with ceiling spot lights and useful under stair recess, dado rail, radiator, laminate wood effect flooring, smoke alarm, wiring for wall light and central heating thermostat control.

CLOAKROOM: Fitted with matching white suite of low level w.c, wash hand basin with ceramic tiled splash backs over, tile effect flooring, chrome heated towel rail/radiator, picture rail and side elevation window.

LOUNGE/DINING ROOM: 21'10 x 11'9 max (6.65 x 3.58) A bright and airy through room with front elevation window and casement doors providing access to the rear garden, coving to the ceiling, t.v aerial point and two radiators.



KITCHEN: 9'6 x 8'11 (2.90 x 2.72) Well fitted with a range of wood faced units to incorporate a one and half bowl single drainer stainless steel sink unit inset in working surfaces with cupboards and drawers under and ceramic tiled splash backs over. Further working surfaces include a four ring gas hob with a Beko electric oven and grill unit under and a canopy extractor fan over. There are recesses for a fridge and washing machine, wall mounted cupboard and shelf units with recess for a microwave, skimmed ceiling, tile effect flooring, wall hung Vaillant boiler for central heating and hot water with timer control, rear elevation window and door providing access to the rear garden.

STUDY/BEDROOM 3: 12'5 x 6'8 (3.78 x 2.02) Laminated wood effect flooring, radiator and rear elevation window.

LANDING: Smoke alarm and hatch to loft with some boarding and shelving.

BEDROOM 1: 15'2 x 11'11 (4.62 x 3.62) Built-in wardrobe cupboard with hanging rail, built-in airing cupboard housing hot water tank, immersion heater and shelving, radiator and front elevation window.

BEDROOM 2: 15'2 x 11'11 (4.62 x 3.62) Built-in wardrobe cupboards with two double folding doors, hanging rails and shelving, further built-in cupboard with double doors and shelving, radiator and front elevation window.

BATHROOM: Fitted with a modern white suite comprising of a fully tiled bath area with panel bath, mixer taps and Triton Cara shower unit with glass screen. Pedestal wash hand basin with mono-bloc mixer taps, close coupled w.c, tile effect flooring, chrome heated towel rail, radiator, tall storage cupboard with shelving and rear elevation window.

OUTSIDE: To the front of the property there is a garden laid to lawn and having flower and shrub beds. A tarmac drive provides off road car parking for two vehicles and leads to the integral garage with up and over door, light and power. There is pedestrian access to both sides of the property via timber gates which lead to the rear garden. The rear garden is west facing and offers a fair amount of privacy. It is well stocked with a variety of shrubs, plants and flowers and has an area laid to lawn, two paved patio areas, a gazebo and a brick built garden store/workshop with light and power.

COUNCIL TAX BAND: D (currently £2172.86 pa) Eastleigh Borough Council

These details were taken by Keith Sansom from whom any further information required can be obtained.





Ground Floor
Total Approximate Area
671.23 sq. ft.
(62.36 sq. m)

First Floor
Total Approximate Area
456.60 sq. ft.
(42.42 sq. m)

Total Approximate Area
1127.84 sq. ft.
(104.78 sq. m)



AGENTS NOTE: Services, fittings and equipment referred to within these particulars have not been tested (unless otherwise stated) and no warranties can be given. Accordingly the Buyer(s) must make their own enquiries regarding such matters.

These particulars are produced in good faith for information only and general description and are not to be relied upon as a statement for representation and any intending purchaser must satisfy himself by inspection or otherwise as to the correctness of each of the statements herein. They do not form part of any contract. All properties are offered subject to contract and availability and on the understanding that all negotiations are conducted through Messrs Alexander Keen. No person in Alexander Keen's employment has authority to make or give any warranty or representation whatever in relation to the property.

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