



se sparks ellison
For Sale



sparks ellison

29 Wood End Way, Chandler's Ford, SO53 4LN

£650,000

Located in a quiet cul-de-sac on Wood End Way in Knightwood Park, this immaculate four-bedroom family home offers a perfect blend of comfort and convenience. With three spacious reception rooms, this property provides ample space for family gatherings and entertaining guests, as well as a dedicated area for those who work from home. There is also a comprehensive and spacious kitchen/breakfast room together with a utility and cloakroom. The four generous bedrooms are designed with family living in mind, with three of them featuring built-in wardrobes, ensuring plenty of storage space. The master bedroom benefits from an en-suite bathroom, while a well-appointed family bathroom serves the remaining bedrooms. Additionally, a useful loft room adds versatility, perfect for a number of uses. The exterior of the property boasts a double-width driveway leading to a double garage, providing secure parking and additional storage options. The garden is a delightful space for outdoor activities and relaxation. Conveniently located within walking distance to Knightwood School, leisure centre, and various parks and woodland walks, this home is ideal for families seeking a vibrant community. With no forward chain, this property is ready for you to move in and make it your own. Don't miss the opportunity to view this exceptional family home in a sought-after area.

ACCOMMODATION

Ground Floor

Reception hall:
Stairs to first floor.

Cloakroom:
Wash basin, WC

Sitting room:
17'10" x 11'1" (5.43m x 3.39m) Bay window.

Dining room:
11'1" x 9'0" (3.38m x 2.75m) Patio doors to conservatory.

Conservatory:
6'10" x 6'10" (2.08m x 2.08m) Double doors to outside.

Study:
10'0" x 9'11" (3.05m x 3.02m)

Kitchen/breakfast room:
15'3" x 11'9" (4.66m x 3.59m) Fitted with a comprehensive range of units, electric oven, gas hob with extractor hood over, integrated dishwasher, American style fridge freezer to remain, understairs cupboard, space for table and chairs.

Utility room:
6'0" x 5'9" (1.84m x 1.76m) Space and plumbing for appliances, boiler, sink unit, door to outside.

First Floor

Landing:

Bedroom 1:
12'10" x 11'6" (3.90m x 3.50m) Built in wardrobe.

En-suite:
Suite comprising shower cubicle, wash basin, WC.

Bedroom 2:
11'11" x 8'11" (3.63m x 2.72m) Built in wardrobe.

Bedroom 3:
9'5" x 8'11" (2.88m x 2.72m) Built in wardrobe.

Bedroom 4:
8'11" x 8'6" (2.71m x 2.60m)

Bathroom:
Suite comprising bath with mixer tap, separate shower unit over, wash basin, WC.

Loft room:
16'4" x 16'1" (4.98m x 4.89m) Built in wardrobe/storage cupboard, access to eaves storage space.

Shower room:
Suite comprising shower cubicle, wash basin, WC.

OUTSIDE

Front:
To the front of the property is a double width driveway, side gate and path to rear garden.

Rear:
Approximately 35 ft x 35 ft. Adjoining the property is a full width paved terrace with retaining wall and steps up to a lawned area enclosed by fencing.

Double garage:
17'6" x 17" (5.33m x 5.19m) Loft storage space, door to rear.

OTHER INFORMATION

Tenure:
Freehold

Approximate Age:
1997

Approximate Area:
1929 sq ft / 179 sq m

Sellers Position:
No forward chain

Heating:
Gas central heating

Windows:
UPVC double glazing

Infant/Junior School:
Knightwood Primary School

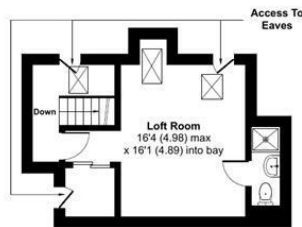
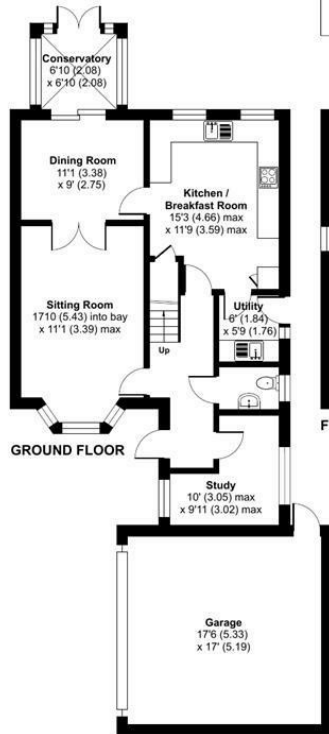
Secondary School:
Thornden School

Local Council:
Test Valley Borough Council - 01264 368000

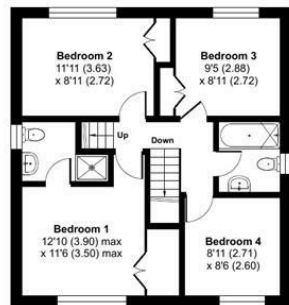
Council Tax:
Band F

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 = 765 sq ft / 71 sq m
 First Floor = 585 sq ft / 54.3 sq m
 Second Floor = 281 sq ft / 26.1 sq m
 Garage = 298 sq ft / 27.6 sq m
 Total = 1929 sq ft / 179 sq m
 For identification only - Not to scale



SECOND FLOOR



FIRST 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		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	82

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