



sparks ellison

30 Oakwood Road, Chandler's Ford, SO53 1LX

£635,000

Situated on the sought-after Oakwood Road, Hiltingbury, this delightful detached bungalow offers a fantastic opportunity for a wide range of buyers. Whether you're looking to downsize, without compromising on space and garden size, or seeking scope to extend and create a more substantial home, this property offers desirable flexibility. The bungalow features a spacious sitting/dining room that opens into a bright conservatory, both enjoying views across the attractive west-facing rear garden. The generously well-proportioned kitchen/breakfast room also overlooks the garden. The principal bedroom benefits from fitted wardrobes and a stylishly concealed en-suite, including a newly fitted walk-in shower. The second bedroom also includes fitted wardrobes and is served by a well-appointed four-piece family bathroom. To the front, the property enjoys a spacious private garden with mature shrubs and borders, together with ample driveway parking for several vehicles. Additional features include a fully versatile studio room adjacent to the garage, and a fully boarded loft space with power, lighting and two Velux windows, offering extended versatility. Offered with no forward chain and located within Thornden catchment.

ACCOMMODATION:

Entrance Vestibule:

New front door entrance (2024), leading to built in storage cupboard.

Entrance Hall:

Two built in storage cupboards, access to loft space.

Sitting / Dining Room:

23'6" x 13'10" (7.17m x 4.21m)

Conservatory:

13'3" x 7'3" (4.04m x 2.21m)

Kitchen / Breakfast Room:

16'4" x 11'5" (4.98m x 3.48m) Built in double oven, built in gas hob, integrated extractor hood, integrated dishwasher, integrated fridge freezer, space for table and chairs.

Bedroom 1:

16'7" x 11'11" (5.05m x 3.63m) Fitted wardrobes with concealed entrance to en suite.

En-Suite:

New walk-in shower (2024), wash hand basin, WC and tiled floor.

Bedroom 2:

14'9" x 9'11" (4.49m x 3.03m)

Bathroom:

Comprising bath, shower in cubicle, wash hand basin, WC, tiled floor.

OUTSIDE:

Front:

Comprising area laid to shingle, planted beds, block paved driveway providing off road parking for several vehicles. The driveway extends alongside the property, providing access to the garage and rear garden.

Rear Garden:

Measures approximately 74' x 49' benefitting from a westerly aspect with a paved patio area. area laid to lawn, variety of mature plants, bushes, shrubs and trees, greenhouse, summer house, potting shed.

Garage:

The front of the garage provides space for storage and measures 11'10" x 7'10" with up and over door. The rear part measures 13'8" x 11'10" with power and light and has been used as a hobby room.

OTHER INFORMATION

Tenure:

Freehold

Approximate Age:

1955

Approximate Area:

1312 sq ft / 121.8 sq ft

Sellers Position:

No forward chain

Heating:

Gas central heating

Windows:

UPVC Double glazing

Loft Space:

Fully floored and insulated - accessed via fixed loft ladder. Including: lighting, power and two Velux windows (east and west facing).

Infant/Junior School:

Chandler's Ford Infant School / Merdon Junior School

Secondary School:

Thornden School

Local Council:

Eastleigh Borough Council - 02380 688000

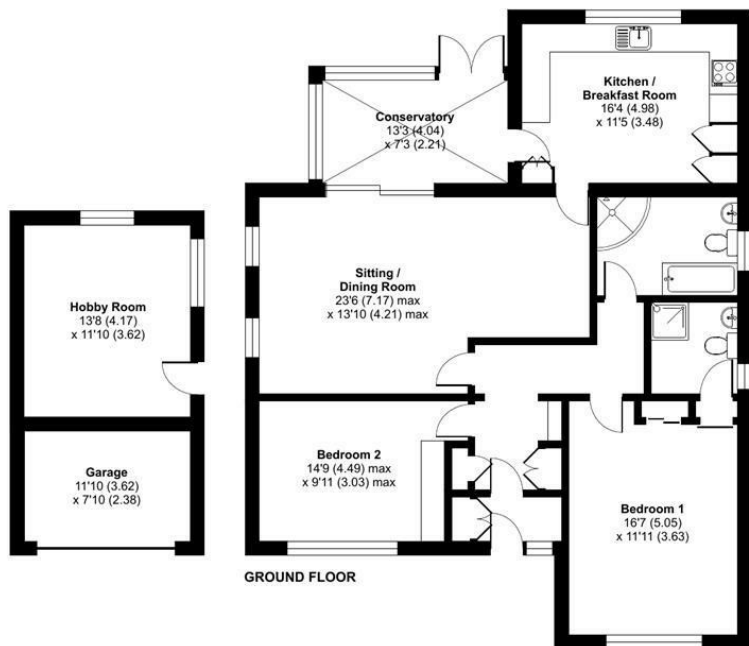
Council Tax:

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 = 1220 sq ft / 113.3 sq m
 Garage = 92 sq ft / 8.5 sq m (excludes studio / workshop)
 Total = 1312 sq ft / 121.8 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	64	73
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales		EU Directive 2002/91/EC

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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.



