



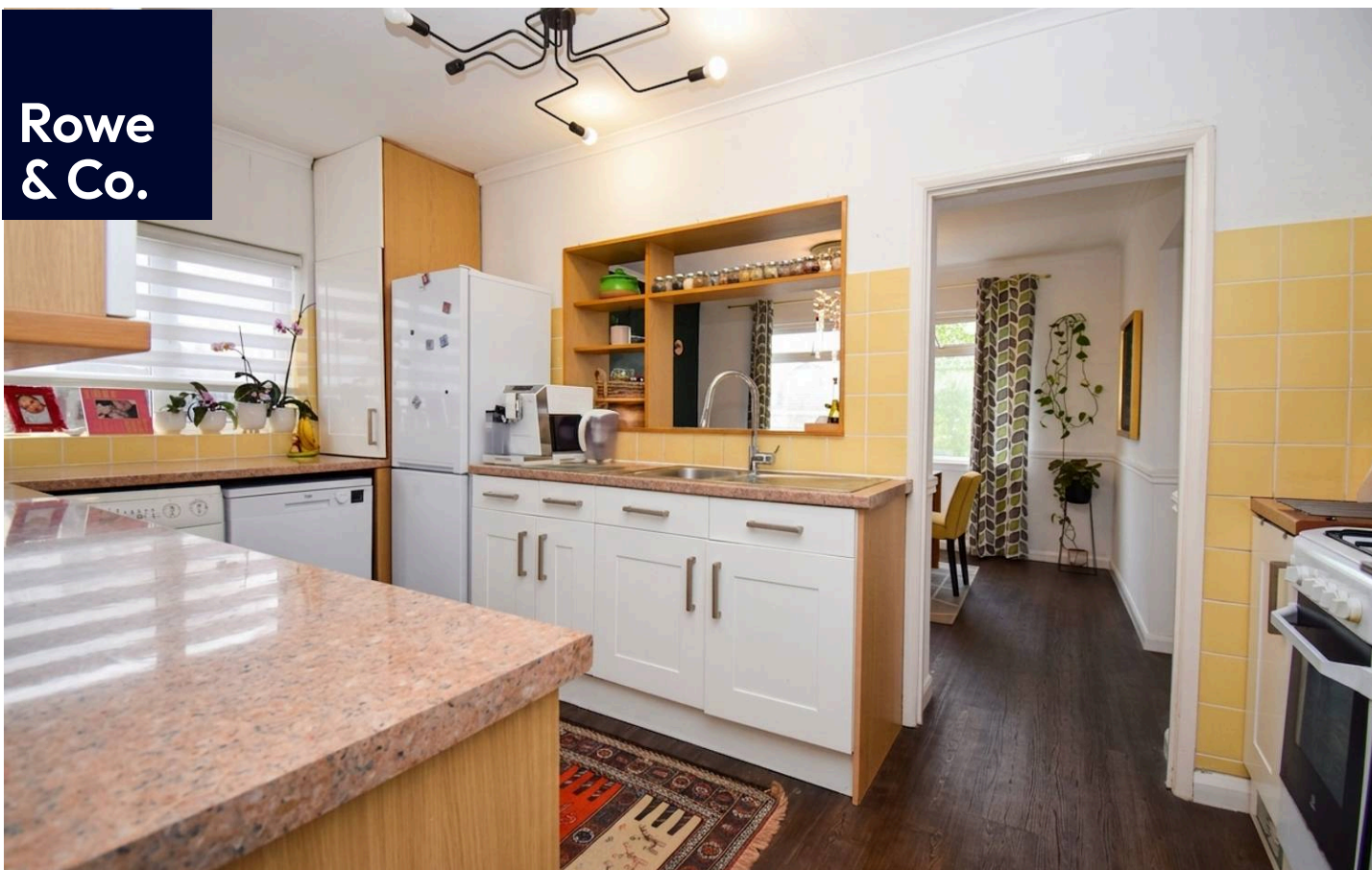
**Rowe  
& Co.**

**73 Shaftesbury Avenue, Chandler's Ford**

Eastleigh

**£475,000**

Rowe  
& Co.



## 73 Shaftesbury Avenue

Chandler's Ford, Eastleigh

This wonderful three-bedroom detached bungalow has been finished to a tasteful standard throughout and offers spacious accommodation comprising an entrance hall, lounge, kitchen, dining room, sun lounge, bathroom, and three well-proportioned bedrooms. Externally, the property benefits from a front garden with a tandem driveway, as well as an easy-to-maintain rear garden.

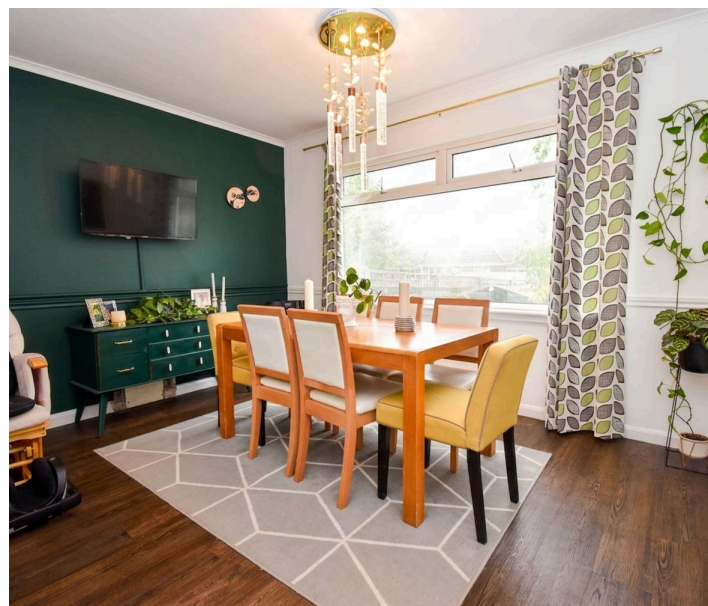
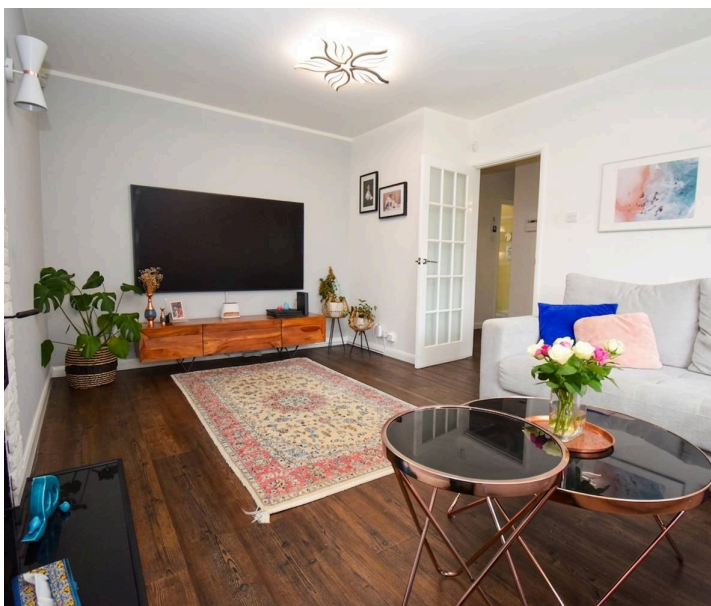
### LOCATION

Chandler's Ford is a popular Hampshire town with a variety of shops, restaurants, traditional inns and with Chilworth golf course also within easy reach. Schooling is typically excellent celebrating some of the best Ofsted ratings in the country and include Thornden & Toynbee secondary school alongside a selection of private schools. It is approximately a 15 minute drive to Winchester and a 17 minute drive to Southampton, both cities have an extensive range of facilities. Communications are excellent with the M3 and M27 nearby and the railway station has links to Winchester and Southampton; London Waterloo is 57 minutes from Winchester and 65 minutes from Southampton Parkway.

Council Tax band: D

Tenure: Freehold

- Three Bedrooms
- Driveway
- Sun Room
- Secluded Garden
- Modern Bathroom



# 73 Shaftesbury Avenue

Chandler's Ford, Eastleigh

## INSIDE

You are welcomed into the property through a spacious entrance hall, complete with a useful storage cupboard and doors providing access to all rooms. To one side, the lounge offers a warm and inviting atmosphere, featuring a charming wood burner and ample space for a variety of furnishings. The kitchen is fitted with a range of wall and base units with cupboards and drawers beneath, along with a window to the side aspect providing natural light.

An opening leads seamlessly into the stylish dining room, which overlooks the rear garden and offers an ideal space for entertaining. A further door opens into the impressive 24ft sun lounge — a bright and versatile living area with doors leading directly out to the rear garden. The property also benefits from three well-proportioned bedrooms, all featuring fitted wardrobes, and these are served by a spacious family bathroom.

## OUTSIDE

To the front of the property is a well-kept garden laid to lawn with a variety of mature hedging and shrubbery, together with a pathway leading to the front door. There is gated pedestrian access to the rear, along with driveway parking for two vehicles leading to the carport.

The secluded rear garden is mainly laid to a large decked seating area, ideal for entertaining, and is complemented by a wide range of mature flowers and shrubs. There is also a wooden garden shed with power connected.



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## GROUND FLOOR



Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.  
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