



**Tomkyns Close, Chandler's Ford, Eastleigh, SO53 4HL**

**welcome to**

**Tomkyns Close, Chandler's Ford Eastleigh**

A smart two-bedroom end-terrace home featuring a driveway, spacious lounge, modern kitchen and two en-suite bedrooms. Offered with no forward chain, it's an ideal choice for first-time buyers or investors seeking a well-designed, low-maintenance property.



This well-presented two-bedroom end-of-terrace home is offered with no forward chain and benefits from its own driveway. The ground floor features a welcoming entrance hall, convenient W.C., and a modern kitchen positioned at the front of the property. To the rear, a spacious lounge with garden access provides an ideal area for relaxing or entertaining. Upstairs, the property offers two generously sized bedrooms, each with its own en-suite, creating a rare and highly practical layout. Bedroom one includes built-in storage, while bedroom two provides a bright and comfortable second double room. With its private drive, dual en-suite arrangement, and well-planned living space, this home is perfectly suited to first-time buyers, downsizers, and investors alike. A viewing is highly recommended to appreciate everything this attractive home has to offer.

### **Entrance Hall**

### **Kitchen**

10' x 6' 7" ( 3.05m x 2.01m )

### **Cloakroom**

### **Lounge**

18' 10" x 12' 6" ( 5.74m x 3.81m )

### **Landing**

### **Bedroom One**

12' 6" x 12' 4" ( 3.81m x 3.76m )

### **Ensuite**

6' 1" x 5' 11" ( 1.85m x 1.80m )

### **Bedroom Two**

12' 6" x 8' 4" ( 3.81m x 2.54m )

### **Bathroom/Ensuite**

6' 4" x 6' 1" ( 1.93m x 1.85m )

### **Garden**



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welcome to

## Tomkyns Close, Chandler's Ford, Eastleigh

- NO FORWARD CHAIN
- DRIVEWAY PARKING
- TWO ENSUITES
- SOUGHT AFTER LOCATION
- FIRST TIME BUYER ALERT

Tenure: Freehold EPC Rating: D

Council Tax Band: C

### Directions to this property:

From Fox and Sons Estate Agents Eastleigh, 44 Market St, SO50 5RA

Take Market St to Southampton Rd/A335, head towards Regal Walk, turn left onto Wells Pl, continue on Southampton Rd/A335. Take Chestnut Ave and Templars Way to Skys Wood Rd in Chandler's Ford, at the roundabout, take the 2nd exit onto Southampton Rd/A335

Keep left to continue towards Southampton Rd/A335, merge onto Southampton Rd/A335, turn right onto Chestnut Ave, go through 1 roundabout, at the roundabout, take the 2nd exit and stay on Chestnut Ave

At the roundabout, take the 2nd exit and stay on Chestnut Ave, at the roundabout, take the 2nd exit, continue onto Chestnut Ave, at the roundabout, take the 3rd exit onto Templars Way

At the roundabout, take the 1st exit and stay on Templars Way, continue onto Knightwood Rd, at the roundabout, take the 3rd exit and stay on Knightwood Rd, continue on Skys Wood Rd. Drive to Tomkyns Cl, turn left onto Skys Wood Rd, go through 1 roundabout

Turn right onto Tolefrey Gardens, turn right onto Colton Copse

Turn right onto Tomkyns Cl, turn left to stay on Tomkyns Cl and your destination will be on the left

Awaiting Photograph



Please note the marker reflects the postcode not the actual property

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Property Ref:  
ELH106875 - 0004

1. MONEY LAUNDERING REGULATIONS Intending purchasers will be asked to produce identification documentation at a later stage and we would ask for your co-operation in order that there is no delay in agreeing the sale. 2. These particulars do not constitute part or all of an offer or contract. 3. The measurements indicated are supplied for guidance only and as such must be considered incorrect. Potential buyers are advised to recheck measurements before committing to any expense. 4. We have not tested any apparatus, equipment, fixtures or services and it is in the buyers interest to check the working condition of any appliances. 5. Where an EPC, or a Home Report (Scotland only) is held for this property, it is available for inspection at the branch by appointment. If you require a printed version of a Home Report, you will need to pay a reasonable production charge reflecting printing and other costs. 6. We are not able to offer an opinion either written or verbal on the content of these reports and this must be obtained from your legal representative. 7. Whilst we take care in preparing these reports, a buyer should ensure that his/her legal representative confirms as soon as possible all matters relating to title including the extent and boundaries of the property and other important matters before exchange of contracts.

fox & sons



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