



Rowe
& Co.

9 Beresford Road, Chandler's Ford

Eastleigh

£385,000

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Chandler's Ford, Eastleigh

This extended three-bedroom semi-detached family home is ideally situated within walking distance of popular local schools and Chandler's Ford Centre, offering well-proportioned accommodation throughout. The ground floor comprises an entrance hall, a spacious lounge/playroom, a dining room, and a fitted kitchen. To the first floor are three well-sized bedrooms and a modern family bathroom. Externally, the property benefits from a driveway providing off-road parking, a garage, and a beautifully maintained rear garden, creating an ideal outdoor space for families and entertaining.

LOCATION

The property occupies a secluded and prime position within the highly desirable Hampshire town of Chandler's Ford, a thriving and well-connected community offering a selection of shops, restaurants and traditional public houses. The property is also perfectly positioned to enjoy both coast and countryside pursuits, with the stunning landscapes of South Downs National Park and New Forest within easy reach. Communications are excellent, with convenient access to the M3 and M27 motorways. Mainline rail services are readily available, with London Waterloo approximately 57 minutes from Winchester and around 65 minutes from Southampton Airport Parkway, making the location particularly attractive for commuters.

Council Tax band: C - Tenure: Freehold

EPC Energy Efficiency Rating: D



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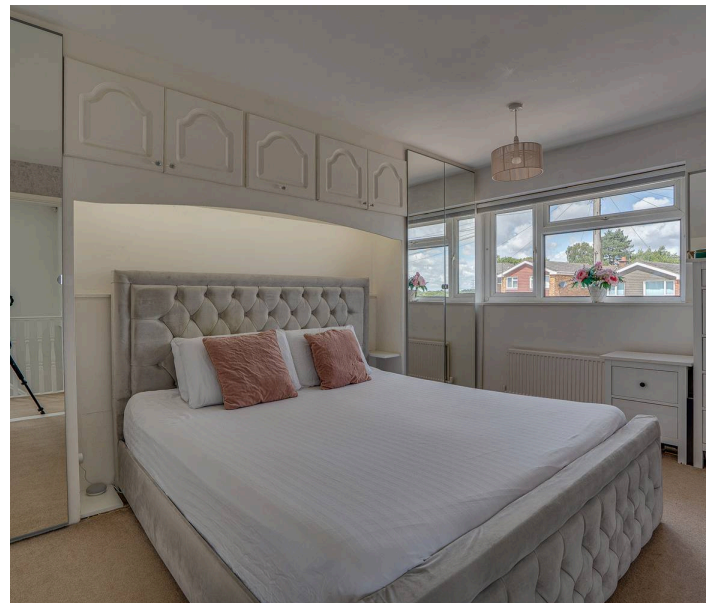
The front door opens into a welcoming entrance hall with stairs leading to the first floor and a useful understairs storage cupboard. A door leads into the spacious lounge, which benefits from a window overlooking the front aspect. The lounge flows seamlessly into a versatile play area, which in turn opens into the extended dining room. This bright and spacious area features fitted units, space for appliances, and French doors with additional windows overlooking the rear garden, allowing plenty of natural light to flood the room. An archway leads through to the kitchen, which is fitted with a range of wall and base units, an inset sink unit, a fitted electric oven with extractor hood over, and space for additional appliances. The kitchen also benefits from a window to the side aspect and two large storage cupboards. On the first floor, the landing provides access to all three bedrooms and includes a useful airing cupboard. The principal bedroom is situated at the front of the property and features fitted wardrobes along with a window to the front aspect. Bedroom two overlooks the rear garden, while bedroom three is positioned at the front of the property. The family bathroom enjoys windows to both the rear and side aspects and is fitted with a white suite comprising a panelled bath, WC, and wash hand basin, complemented by attractive tiled walls.

OUTSIDE

To the front of the property is a garage with an up-and-over door, together with a block-paved driveway providing off-road parking and access to the front entrance. The enclosed rear garden is surrounded by panel fencing and features both a paved patio and a decked seating area, making it ideal for outdoor entertaining. The remainder of the garden is mainly laid to lawn. There is also rear access to the garage, which is currently being used as a home gym.

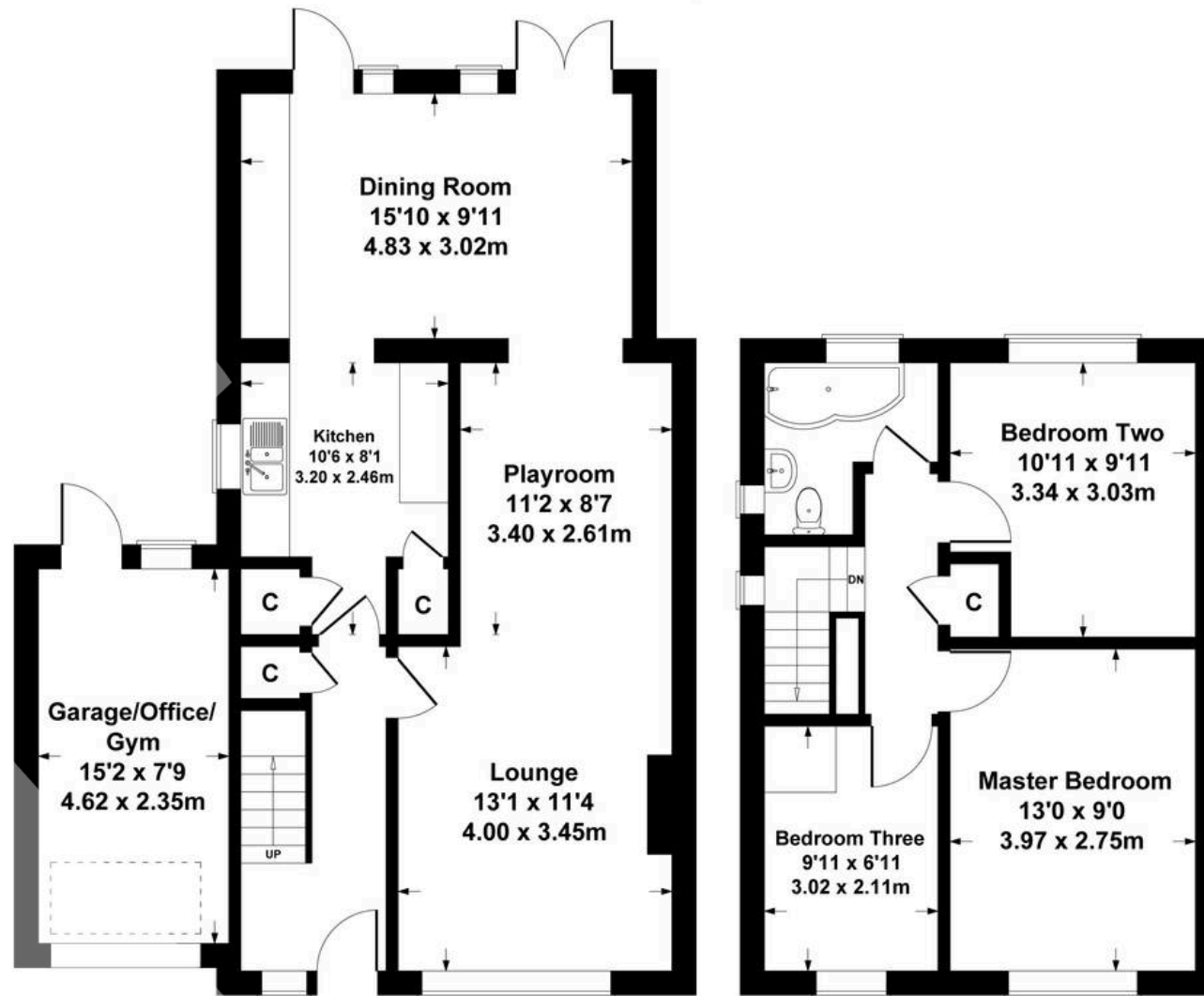


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Approximate Gross Internal Area
1152 sq ft - 107 sq m
(Including Garage)



GROUND FLOOR

FIRST FLOOR

Whilst every attempt has been made to ensure the accuracy of the floor plans measurements of doors windows and rooms are approximate and no responsibility is taken for an error omission or mis-statement. These plans are for representation purposes only and should be used as such. The services systems and appliances listed in this specification have not been tested by Agency Assist and no guarantee as to their operating efficiency can be given.