



**Rowe
& Co.**

5 Salcombe Close, Chandler's Ford

Eastleigh

£325,000

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5 Salcombe Close

Chandler's Ford, Eastleigh

This spacious property offers versatile accommodation with the possibility of easily converting into a three-bedroom home. Finished to a high standard with a spacious kitchen and modern shower room the house also benefits air conditioning to the ground floor. Positioned in this popular other benefits include a detached garage with a secluded rear garden backing onto the local green.

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. 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.

Council Tax band: C

Tenure: Freehold

EPC Energy Efficiency Rating: E

EPC Environmental Impact Rating: D



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INSIDE

You enter the property into a porch with space for coats and shoes, a further door leads into the heart of the home which is the open plan kitchen / diner / lounge. The room is laid to oak effect flooring with spotlights, windows to the front and rear aspect with French doors leading to the rear garden and stairs leading to the first floor. To one end of the room is plenty of space for seating and addition furniture. The kitchen area has been fitted with a range of high gloss wall and base level units with cupboards and drawers under and a central island with breakfast bar. The first-floor landing has doors leading to all rooms and loft access. To the rear of the property is a double bedroom with windows overlooking the garden and is laid to carpet with fitted wardrobes. To the front of the house is a large bedroom that has been laid to carpet with the possibility of creating two bedrooms by adding a stud wall. The modern shower room has been a window to the side aspect and features a walk in shower, wash hand basin and low level W/C.

OUTSIDE

To the front of the property is a tandem driveway that can accommodate parking for multiple vehicles. There is access to the detached garage via an up and over door and pedestrian gated access to the rear garden. The rest is laid to artificial lawn. The rear garden has two decked seating area ideal for entertaining with a rear gate leading onto the local green. There is a selection of planted shrubbery with the remainder being laid to artificial lawn.



GROUND FLOOR



1ST FLOOR



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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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