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34 Flexford Close, Chandler's Ford, SO53 5RZ £465,000

Set within a popular and established cul-de-sac, this attractive and extended four bedroom detached family home offers well proportioned accommodation, an appealing rear garden and an enviable position within catchment for the highly regarded Hiltingbury and Thornden schools. The property has been thoughtfully extended to create a comfortable and versatile family home, with the ground floor comprising a spacious sitting/dining room, kitchen, separate utility room and conservatory overlooking the rear garden. On the first floor, four bedrooms are complemented by both a family bathroom and a separate shower room, providing excellent facilities for modern family living. Outside, the property enjoys an attractive frontage with driveway parking and a garage, whilst the enclosed rear garden provides a delightful setting for outdoor entertaining, relaxation and family enjoyment. Flexford Close is particularly well positioned for access to Flexford Nature Reserve and the surrounding woodland walks, whilst also benefiting from the excellent local amenities, schooling and transport connections that make Chandler's Ford such a desirable place to live.

ACCOMMODATION

GROUND FLOOR

Entrance Hall:
Stairs to first floor, under stairs storage cupboard.

Sitting/Dining Room:
25'5" x 10'6" (7.25m x 3.20m) Fireplace surround and hearth with inset electric fire.

Kitchen:
10'11" x 7'11" (3.32m x 2.41m) Built in double oven, built in electric hob, fitted extractor hood, integrated dishwasher, space for fridge freezer, wall mounted boiler.

Utility Room:
Space and plumbing washing machine.

Cloakroom:
Comprising wash hand basin, wc, tiled floor.

Conservatory:
9'9" x 10'7" (T2.97m x 3.23m) Tiled Floor.

FIRST FLOOR

Landing:
Access to loft space, built in airing cupboard.

Bedroom 1:
13'5" x 9'1" (4.10m x 2.78m)

Bedroom 2:
13'9" x 7'2" (4.19m x 2.18m)

Bedroom 3:
11'6" x 9'8" (3.50m x 2.94m)

Bedroom 4:
9'11" x 7'3" (3.03m x 2.21m) Built in cupboard.

Bathroom:
Comprising bath with shower over, wash hand basin with cupboard under, wc.

Shower Room:
Comprising shower in cubicle, wash hand basin, wc.

OUTSIDE

Front:
Comprising area laid to lawn, planted bed, pathway to front door, driveway providing off road parking.

Rear Garden:
Measures approximately 41' x 20' comprising paved patio area, area laid to artificial lawn, planted beds, area laid to timber deck.

Garage:
16'8" x 7'4" Roller door, power and light.

OTHER INFORMATION

Tenure:
Freehold

Approximate Age:
1980

Approximate Area:
1311sqft/121.6sqm

Sellers Position:
Looking for forward purchase

Heating:
Gas central heating

Windows:
UPVC double glazing

Loft Space:
Partially boarded with light connected

Infant/Junior School:
Hiltingbury Infant/Junior School

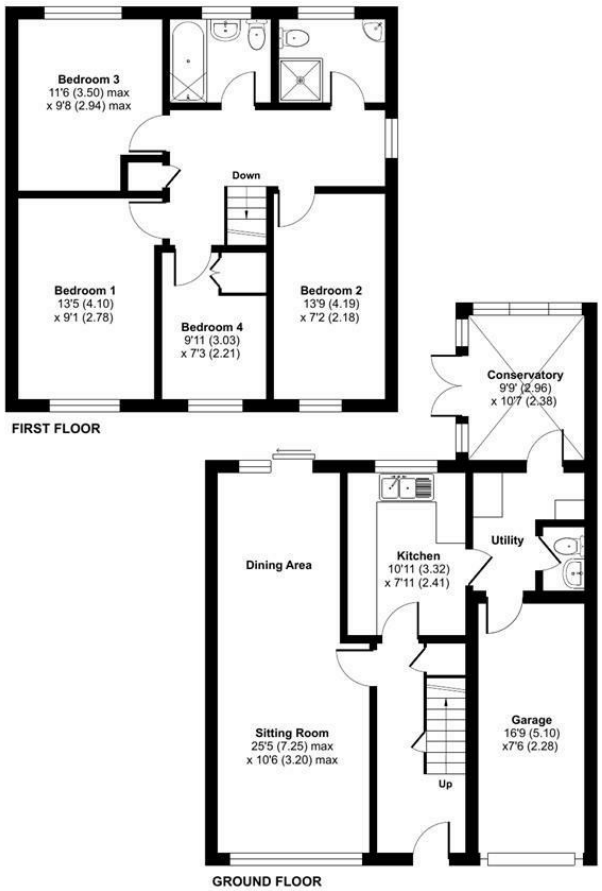
Secondary School:
Thornden Secondary School

Council Tax:
Band D

Local Council:
Test Valley Borough Council - 01264 368000

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 = 567 sq ft / 52.6 sq m
First Floor = 625 sq ft / 58 sq m
Garage = 119 sq ft / 11 sq m
Total = 1311 sq ft / 121.6 sq m
For identification only - Not to scale



Floor plan produced in accordance with RICS Property Measurement 2nd Edition, Incorporating International Property Measurement Standards (IPMS2 Residential). ©nichecom 2025. Produced for Sparks Ellison. REF: 1291102

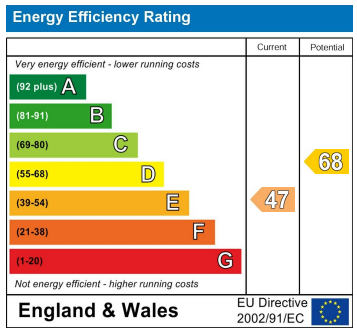












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The Property Ombudsman
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