



For Sale



sparks ellison

22 Sycamore Avenue, Chandler's Ford, SO53 5RH

£389,950

Located on the desirable Sycamore Avenue in Hiltingbury, Chandler's Ford, this charming semi-detached house presents an excellent opportunity for those who want to put their own stamp on a home and carry out some updating. Boasting three well-proportioned bedrooms, this property is perfect for those seeking a comfortable and spacious home. Upon entering, you are welcomed into a bright reception room that offers a warm and inviting atmosphere, ideal for both relaxation and entertaining. The layout of the house is practical, providing ample space for family living with Kitchen and cloakroom to the rear. One of the standout features of this property is the fabulous plot it occupies. The generous garden to the rear and side of the house offers great potential for extension, subject to the necessary consents. This outdoor space is perfect for children to play, gardening enthusiasts, or entertaining. Situated in the sought-after Hiltingbury area, this home benefits from a peaceful residential setting while being close to local shops on Ashdown Road & Hiltingbury Road, schools to include Hiltingbury & Thornden, as well as the community and leisure centres and transport links. The absence of a forward chain makes this property even more appealing, allowing for a smoother transition for prospective buyers. In summary, this semi-detached house on Sycamore Avenue is a fantastic opportunity to create your dream home in a prime location. With its spacious layout, potential for expansion, and lovely garden, it is sure to attract interest. Do not miss the chance to view this property and explore the possibilities it has to offer.

ACCOMMODATION

Ground Floor

Entrance Porch:

Sitting Room:
18'0" x 13'5" (5.49m x 4.10m) Stairs to first floor.

Kitchen:
11'8" x 10'4" (3.55m x 3.14m) Range of units, space and plumbing for appliances.

Utility area:
Door to rear garden.

Cloakroom:
WC.

First Floor

Landing:
Hatch to loft space.

Bedroom 1:
13'4" x 9'11" (4.07m x 3.02m)

Bedroom 2:
10'4" x 10'4" (3.16m x 3.16m)

Bedroom 3:
8'11" x 7'8" (2.72m x 2.35m)

Bathroom:
Comprising bath, wash basin, WC.

OUTSIDE

Front:
To the front of the property is the driveway leading to the garage, adjacent lawned area with planted borders and side access to rear garden.

Rear Garden:
A particularly attractive feature of the property measuring approximately 72' x 38' comprising lawned areas interspersed with well stocked established borders.

Garage:
18'0" x 9'3" (5.49m x 2.82m) (measured externally)

OTHER INFORMATION

Tenure:
Freehold

Approximate Age:
1960's

Approximate Area:
897 sq ft / 83 sq m (including garage)

Sellers Position:
No forward chain

Heating:
Gas central heating

Windows:
UPVC double glazing

Infant/Junior School:
Hiltingbury Infant School / Hiltingbury Junior School

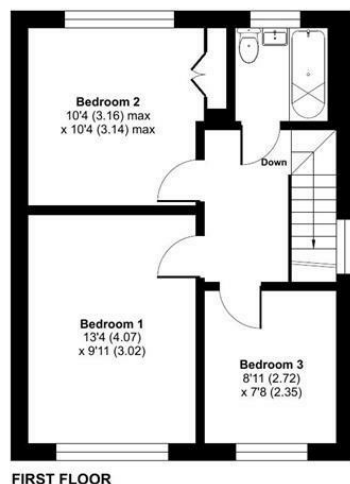
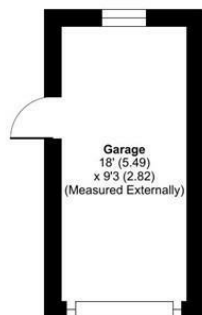
Secondary School:
Thornden School

Local Council:
Eastleigh Borough Council - 02380 688000

Council Tax:
Band D

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 = 457 sq ft / 42.5 sq m (excludes Garage)
 First Floor = 437 sq ft / 40.5 sq m
 Total = 897 sq ft / 83 sq m
 For identification only - Not to scale



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	

94 Winchester Road, Chandler's Ford, Hampshire, SO53 2GJ

Sales: t: 02380 255333 e: property@sparksellison.co.uk

Lettings: t: 02380 018518 e: lettings@sparksellison.co.uk

While we endeavour to make our sales particulars fair, accurate and reliable, they are only a general guide to the property and, accordingly, if there is any point which is of particular importance to you please contact the office and we will be pleased to check it for you, especially if you are contemplating travelling some distance to view the property. These approximate room sizes are only intended as general guidance. You must verify the dimensions carefully before ordering carpets or any built in furniture. Please note we have not tested the services or any of the equipment or appliances in this property, accordingly we strongly advise prospective buyers to commission their own survey or service report before finalising their offer to purchase. These particulars are issued in good faith but do not constitute representations of fact or form part of any offer or contract. The matters referred to in these particulars should be independently verified by prospective buyers or tenants. Neither Sparks Ellison nor any of its employees or agents has any authority to make or give any representation or warranty whatever in relation to this property. Your home is at risk if you do not keep up repayments on a mortgage or other loan secured on it. Written quotations available on request. All loans secured on property. Life assurance usually required.



