

# 24 Kingsway Gardens, Chandler's Ford, SO53 1FE

PRICE GUIDE: £530,000 Freehold No Forward Chain



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**PRICE GUIDE: £530,000 Freehold**

Situated in a highly sought after location, falling within the Hiltingbury and Thornden school catchment area, this spacious detached family home occupies a good size plot and offers scope for updating and alteration/extension. Offered with the benefit of no forward chain, this bright and airy house boasts well planned accommodation to include three double bedrooms, with a balcony to the master bedroom. Within easy reach of local shopping facilities, Bluestar 1 bus route and motorway links, we would advise early viewing to avoid disappointment.

ENTRANCE HALL \* SITTING ROOM \* DINING ROOM \* KITCHEN

THREE DOUBLE BEDROOMS \* WET ROOM \* ESTABLISHED GARDENS

GARAGE \* W.C \* OFF ROAD PARKING \* SCOPE TO EXTEND/ALTER



**ENTRANCE HALL:** Turning staircase to first-floor with under-stair recess, doors to kitchen and sitting room.

**SITTING ROOM:** 22'2 x 11'0 (6.75 x 3.59) A bright through room with picture windows to front and rear elevation and casement doors providing access to the rear garden. There is an ornamental stone fireplace with matching hearth and open grate, wiring for wall lights, t.v aerial points, central heating thermostat control and walk-through to;

**DINING ROOM:** 14'6 max x 8'10 (4.41 x 2.68) With rear elevation window, door to kitchen and a built-in cupboard housing a Johnson & Starley gas fired boiler for the warm air heating.

**KITCHEN:** 12'10 x 7'11 (3.92 x 2.41) Fitted with a range of units to incorporate a single drainer stainless steel sink unit with mixer taps inset in mottled working surfaces with cupboard and drawer units under and wall mounted cupboards over tiled splash backs. There are recesses for a base level fridge and dish washer, along with built-in appliances which include a Neff brushed steel four ring gas hob with matching canopy style extractor fan over and eye level double oven and grill unit, with cupboards under and over. There is a personal door to the garage, front elevation windows and built-in storage/larder cupboard with shelving.



LANDING: With smoke alarm and hatch to loft storage.

BEDROOM 1: 13'3 x 10'9 (4.05 x 3.27) To include a range of bedroom furniture consisting of two double wardrobe cupboards, corner dressing table with drawers, and bedside cabinets. There is wiring for wall lights and a built-in linen storage cupboard with shelving and a Britony 11 T gas fired boiler for hot water requirements. A upvc double glazed door provides access to a front elevation balcony which has a wrought iron balustrade.

BEDROOM 2: 11'11 x 9'9 (3.63 x 2.95) Built-in double wardrobe cupboard with hanging rail and shelving, range of fitted base level cupboard and drawer units to full length, with seat recess, front elevation window.

BEDROOM 3: 11'7 x 8'10 (3.53 x 2.68) Built-in double wardrobe cupboard with hanging rail and shelving, rear elevation window.

WET ROOM: Fully tiled and fitted with a matching white suite of bath with mixer shower unit and curtain rail over, pedestal wash hand basin, light/shaver fitment and rear elevation window.

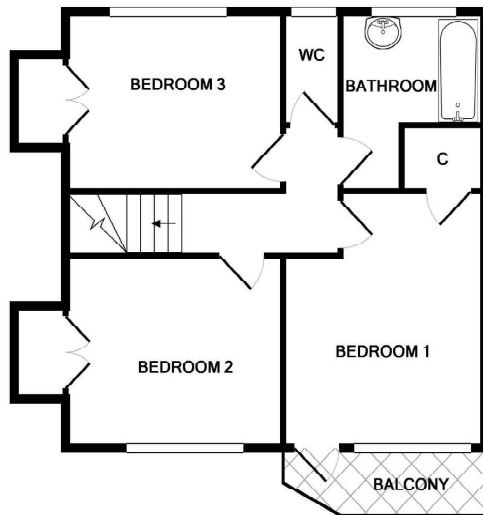
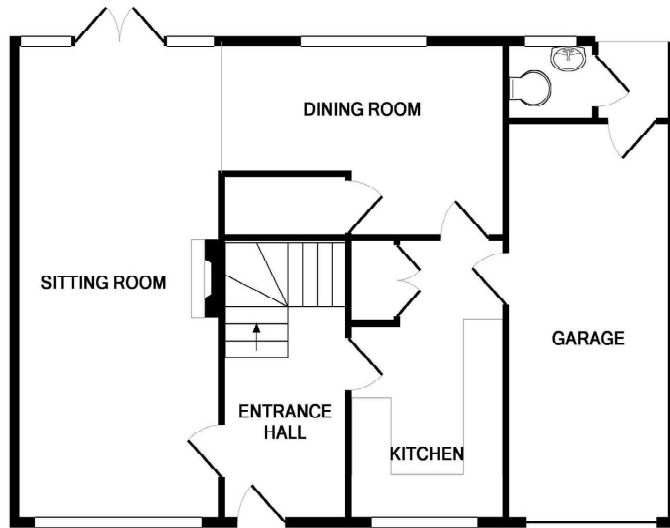
SEPARATE W.C: Fully tiled and fitted with a white close coupled w.c, and rear elevation window.

OUTSIDE: To the front of the property the garden is of open-plan design, being laid to lawn and having flower and shrub beds. A driveway provides off road parking and leads to an integral garage with up and over door, light and power, side elevation window and utility area of roll edge working surface with recess under for washing machine and base-level freezer. There is a door to a recessed porch at the rear of the garage providing access to the rear garden and housing a separate w.c with high-level suite and wash hand basin. There is pedestrian access to both sides of the property to the rear garden, which is laid mainly to lawn and is tiered. The rear garden has mature flower and shrub beds which are well stocked, along with bushes and trees. A split-level patio, with dwarf walling, extends to the full width and has a water tap and greenhouse.

COUNCIL TAX BAND: E (currently £2,780.99 pa) Eastleigh Borough Council

These details were taken from Keith Sansom from whom any further information required can be obtained.





AGENTS NOTE: Services, fittings and equipment referred to within these particulars have not been tested (unless otherwise stated) and no warranties can be given. Accordingly the Buyer(s) must make their own enquiries regarding such matters.

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