

25 Wild Cherry Way, Chandler's Ford, SO53 4LW

PRICE GUIDE: £635,000 Freehold No Forward Chain



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Offered with the benefit of no forward chain is this attractive four bedroom detached family home pleasantly tucked away on a private driveway off of a popular cul-de-sac in Knightwood Park. We must point out at the outset the importance of an internal viewing to fully appreciate the size, planning and quality of the accommodation on offer. The property is situated in a convenient location and falls within Knightwood Primary and Thornden Secondary School catchment. Local shops in nearby Pilgrims Close, Knightwood Leisure Centre and woodland walks are all easily accessible. The property has been well maintained and is very well presented. It benefits from high quality fixtures and fittings throughout. The versatile and well planned accommodation briefly comprises of an entrance hall, cloakroom, study, an open-plan kitchen/dining/living room with a bespoke kitchen, utility room, dining room, four bedrooms, en-suite shower room and family bathroom. Externally, to the front there is off-road parking and a garage. To the rear is an established and well landscaped garden laid to lawn and with a good size decking area.

ENTRANCE HALL * CLOAKROOM * STUDY

KITCHEN/LIVING ROOM * DINING ROOM

FOUR BEDROOMS * EN-SUITE * FAMILY BATHROOM

GOOD SIZE REAR GARDEN * GARAGE/STORE * OFF ROAD PARKING

GAS CENTRAL HEATING * WINDOW SHUTTERS

ENTRANCE HALL: Stairs to first-floor with bespoke fitted under-stairs cupboards. Tiled flooring, single radiator, smoke alarm, doors to study, dining room, kitchen/living room and;

CLOAKROOM: Matching white suite of close coupled w.c, wall-mounted wash hand basin. Tiled flooring and half-tiled walls.

STUDY: 12'3 x 9'1 (3.74 x 2.78) With bespoke fitted cupboards and office furniture, single radiator and front elevation window.

DINING ROOM: 9'4 x 8'3 (2.84 x 2.53) Front elevation window and single radiator.



KITCHEN/LIVING ROOM: 33'9 x 11'2 (10.28 x 3.40) The living area features a contemporary media wall. There is a rear elevation window and double doors to the garden. The Kitchen is exceptionally well fitted with a bespoke base-level, wall-mounted and larder units to incorporate a ceramic Belfast sink inset in stone effect work surfaces. Built-in appliances include a five-ring induction hob with splash-back and concealed extractor over, a dishwasher, and a double oven with microwave recess over. There is a recess for an American style fridge-freezer, tiled flooring, heated towel rail, wall-mounted boiler, ceiling spot-lights, two rear elevation window, door to sideway and door to;

UTILITY ROOM: With space and plumbing for a washing machine and tumble dryer, Fitted storage, hatch to eaves storage, and spot lights to ceiling.

LANDING: With an airing cupboard, hatch to loft with pull-down ladder and doors to the bedrooms and bathroom.

BEDROOM 1: 14'9 x 9'2 (4.50 x 2.81) With bespoke fitted bedside and over-bed storage, single radiator, front elevation window and door to;

EN-SUITE: With a matching white suite of close coupled w.c, wash hand basin, and shower cubicle. Spotlights to ceiling and front elevation window.

BEDROOM 2: 11'9 x 10'1 (3.45 x 3.08) Front elevation window, single radiator and t.v aerial point.

BEDROOM 3: 9'8 x 9'6 (2.94 x 2.88) Rear elevation window and single radiator.

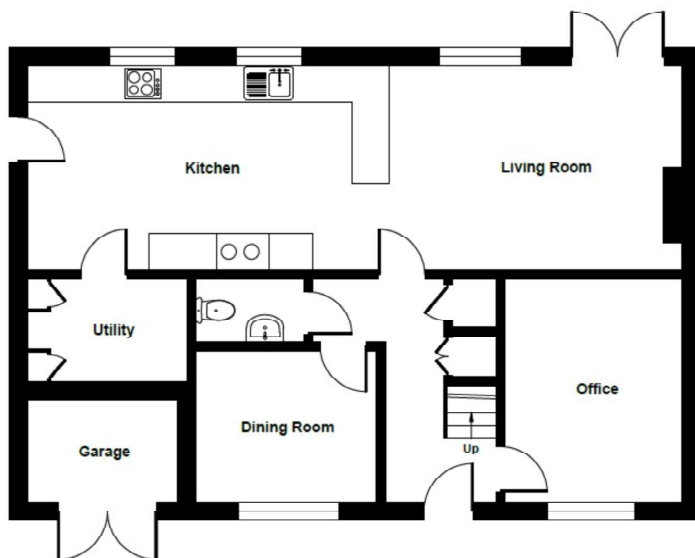
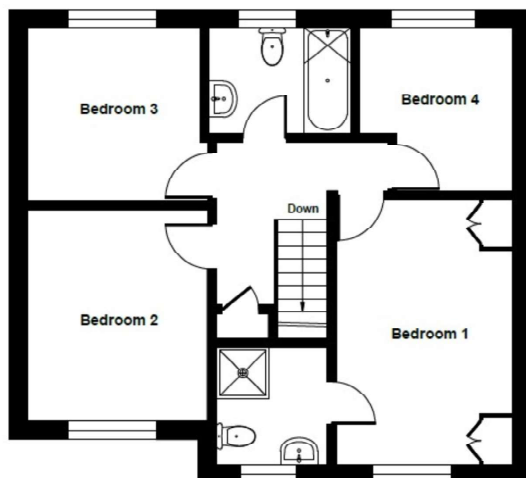
BEDROOM 4: Maximum measurements of 9'0 x 8'1 (2.74 x 2.46) 9'0 x 8'1 Rear elevation window and single radiator.

BATHROOM: Well appointed with bespoke fitted cupboards and a matching white suite of close coupled w.c, wash hand basin and bath with mixer tap and shower over.

OUTSIDE: Externally, to the front is a driveway providing off road parking. There are double doors to a garage/storage area ideal for bikes and tools. To the rear is a good size garden with a timber decked area and lawn as well as some established shrubs.

COUNCIL TAX BAND: F (currently £3,113.39 pa) Test Valley Council





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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