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11A North End Close, Chandler's Ford, SO53 3HY

Offers In Excess Of £475,000

Situated in the desirable North End Close area of Chandler's Ford, this beautifully presented link detached house offers well balanced accommodation with a number of features that make it an ideal family home. The ground floor begins with a welcoming entrance hall providing access to the principal rooms. The kitchen/dining room is a particular highlight, having been extended to create a spacious and sociable area that works well for both everyday family life and entertaining. The generous sitting room enjoys views and direct access onto the rear garden, while a useful cloakroom with utility space adds further practicality. Upstairs, there are three well proportioned bedrooms, all benefiting from built in wardrobes, together with a modern family bathroom. Outside, the property offers driveway parking for multiple vehicles, leading to a garage. To the rear is a private southerly facing L shaped garden, providing a good level of outdoor space with plenty of room for seating and entertaining. The location is also a real advantage, with the number 1 bus route along Bournemouth Road providing access towards Southampton and Winchester. A Tesco Express is within walking distance for everyday essentials, while the M3 motorway is also easily accessible, making this a well connected home for commuters.

ACCOMMODATION

Ground Floor

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

Kitchen/Dining Room:
Extension to the front providing a dining area measuring 9'2" x 7'10" (2.79m x 2.39m) and a kitchen measuring 19'7" x 9'10" (5.98m x 3.00m). The kitchen provides a range of units incorporating an integrated electric oven, integrated gas hob with extractor hood over, integrated dishwasher and space for a fridge/freezer.

Cloakroom:
Comprising WC, wash hand basin with cupboard under, and space for a washing machine and tumble dryer.

Sitting Room:
16'9" x 13'4" (5.11m x 4.07m) max. Doors opening onto the rear garden and a wood burner.

Study:
8'10" x 8'4" (2.68m x 2.53m) Converted from the rear section of the garage and accessed from the garden.

First Floor

Landing:

Bedroom 1:
12'11" x 12'0" (3.93m x 3.66m) max. Two built-in wardrobes.

Bedroom 2:
12'0" x 11'5" (3.66m x 3.48m) Built-in wardrobe.

Bedroom 3:
9'11" x 7'5" (3.01m x 2.27m) Built-in wardrobe.

OUTSIDE

Front:
Driveway parking leading to the garage, together with a shingle-laid area providing additional parking.

Rear Garden:
Southerly-facing, L-shaped garden measuring approximately 34' x 83' max, providing a patio area, lawn, separate decking area and additional garden space previously used as a vegetable patch. The garden is bordered by mature shrubs and also provides access to the study.

Garage:
9'0" x 8'8" (2.74m x 2.64m)

OTHER INFORMATION

Tenure:
Freehold

Approximate Age:
1970's

Approximate Area:
1297 sq ft / 120.3 sq m (including garage)

Sellers Position:
Looking for a forward purchase

Heating:
Gas central heating

Windows:
UPVC double glazing

Loft Space:
Partially boarded with connected light

Infant/Junior School:
Fryern Infant School / Fryern Junior School

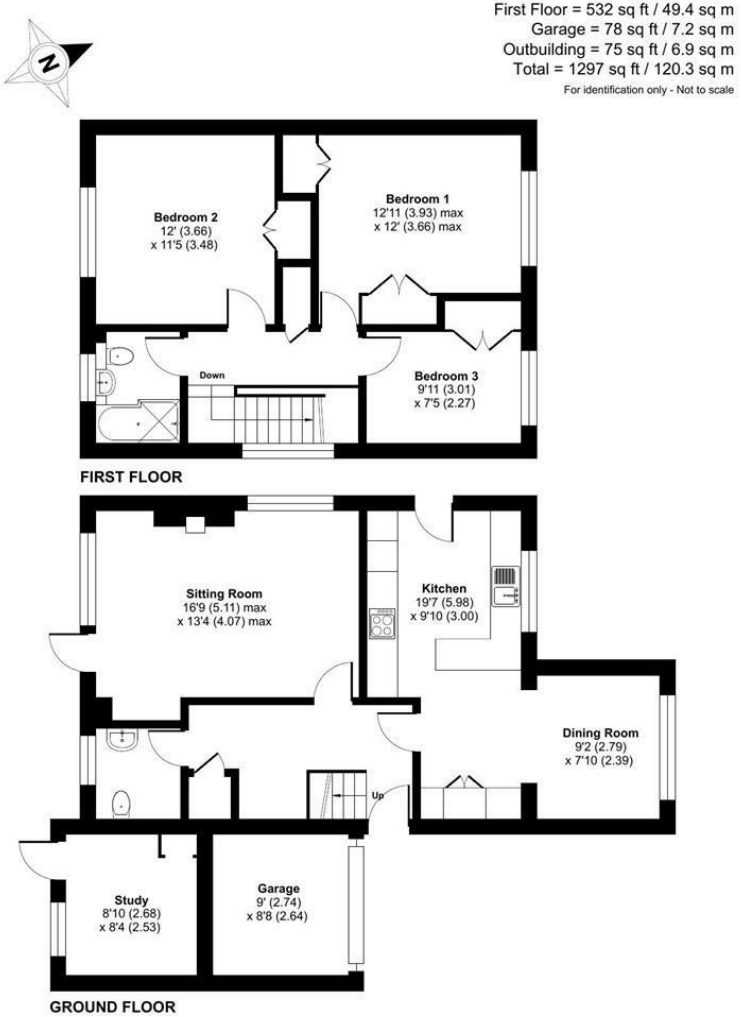
Secondary School:
The Toynbee School

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 = 612 sq ft / 56.8 sq m
First Floor = 532 sq ft / 49.4 sq m
Garage = 78 sq ft / 7.2 sq m
Outbuilding = 75 sq ft / 6.9 sq m
Total = 1297 sq ft / 120.3 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 2026. Produced for Sparks Ellison. REF: 1520384

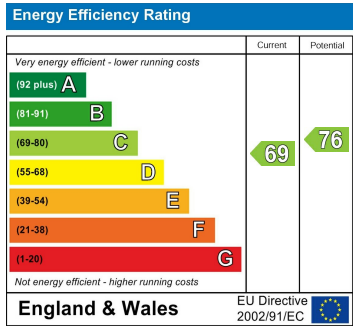












94 Winchester Road, Chandler's Ford, Hampshire, SO53 2GJ

Sales: t: 02380 255333 e: property@sparksellison.co.uk
Lettings: t: 02380 018518 e: lettings@sparksellison.co.uk

The Property Ombudsman
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