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To Let
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est. 2003

11 Wild Arum Way, Chandler's Ford, SO53 4LU

£1,750 Per Calendar Month

A well presented, modern three bedroom family home situated on the popular Knightwood Park development. The garage of the property has been converted to provide a space for home office with the remainder of the garage providing storage space. Knightwood Park benefits from an array of leisure facilities including wooden walks, public house, Knightwood leisure centre, schooling and health practices.

ACCOMMODATION

GROUND FLOOR

Kitchen:

10'9" x 6'2" (3.28m x 1.88m) Built in oven, built in four ring gas hob, fitted extractor hood, fridge freezer, washing machine, wall mounted boiler.

Sitting/Dining Room:

18'8" x 17'8" max (5.69m x 5.38m max) Fireplace surround and hearth with inset gas fire, stairs to first floor.

Study:

12' x 7'10" (3.66m x 2.39m) Built in storage cupboard.

FIRST FLOOR

Landing:

Bedroom 1:

10'8" x 10'7" (3.25m x 3.23m) Built in double wardrobe.

En-Suite:

6' x 5'6" (1.83m x 1.68m) White suite with chrome fitments comprising shower in cubicle, washing basin, WC, tiled walls, tiled floor.

Bedroom 2:

10'5" x 9'5" (3.18m x 2.87m) Built in double wardrobe plus area for study desk.

Bedroom 3:

8'7" x 8'2" (2.62m x 2.49m)

Bathroom:

7'11" x 6'10" (2.41m x 2.08m) White suite with chrome fitments comprising bath with shower over, wash basin, WC.

OUTSIDE

Front:

Area laid to lawn, planted beds, outside tap, driveway providing off-road parking.

Rear Garden:

Measures approximately 34' x 9' and comprises area laid to paved patio, area laid to lawn, variety of plants and bushes, gate providing rear pedestrian access, wooden pergola.

Store:

8' x 4'4" (2.44m x 1.32m) With up and over door and power.

OTHER INFORMATION

Management:

Tenant Find Only

Availability:

Beginning of December 2026

Deposit:

Holding Deposit £403.84

Security Deposit £2019

Approximate Area:

85.6sqm/922sqft

Furnished/Unfurnished:

Unfurnished

Heating:

Gas central heating

Windows:

UPVC double glazed windows

Infant/Junior School:

Knightwood Primary/St Francis Primary School

Secondary School:

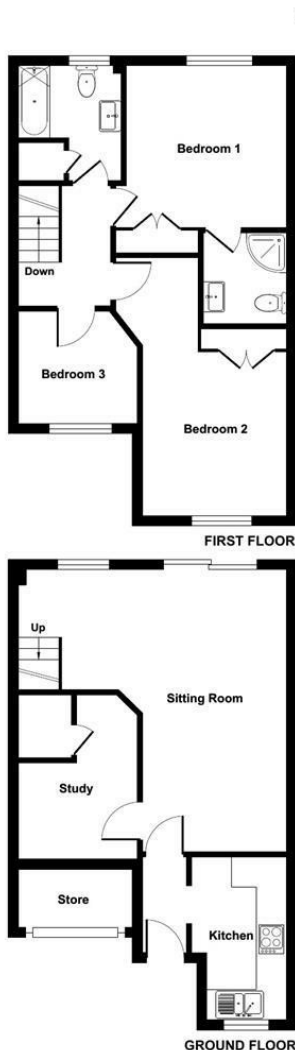
Toynbee Secondary School

Council Tax:

Band C

Local Council:

Test Valley Borough Council - 01264 368000



Ground Floor = 419 sq ft / 38.9 sq m
 First Floor = 474 sq ft / 44 sq m
 Outbuilding = 29 sq ft / 2.7 sq m
 Total = 922 sq ft / 85.6 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		85
(69-80) C	69	
(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

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