



sparks ellison

29 Wood End Way, Chandler's Ford, SO53 4LN

£2,250 Per Month

Located in a quiet cul-de-sac on Wood End Way in Knightwood Park, this immaculate four-bedroom family home offers three spacious reception rooms, kitchen/breakfast room together with a utility and cloakroom. There are four bedrooms, three of them featuring built-in wardrobes and an en-suite to the master bedroom. A well-appointed family bathroom serves the remaining bedrooms. Additionally, a useful loft room adds versatility, perfect for a number of uses. The exterior of the property boasts a double-width driveway leading to a double garage.

ACCOMMODATION

Ground Floor

Reception hall:
Stairs to first floor.

Cloakroom:
Wash basin, WC

Sitting room:
17'10" x 11'1" (5.43m x 3.39m) Bay window.

Dining room:
11'1" x 9'0" (3.38m x 2.75m) Patio doors to conservatory.

Conservatory:
6'10" x 6'10" (2.08m x 2.08m) Double doors to outside.

Study:
10'0" x 9'11" (3.05m x 3.02m)

Kitchen/breakfast room:
15'3" x 11'9" (4.66m x 3.59m) Fitted with a comprehensive range of units, electric oven, gas hob with extractor hood over, integrated dishwasher, American style fridge freezer, understairs cupboard, space for table and chairs.

Utility room:
6'0" x 5'9" (1.84m x 1.76m) Space and plumbing for appliances, boiler, sink unit, door to outside.

First Floor

Landing:

Bedroom 1:
12'10" x 11'6" (3.90m x 3.50m) Built in wardrobe.

En-suite:
Suite comprising shower cubicle, wash basin, WC.

Bedroom 2:
11'11" x 8'11" (3.63m x 2.72m) Built in wardrobe.

Bedroom 3:
9'5" x 8'11" (2.88m x 2.72m) Built in wardrobe.

Bedroom 4:
8'11" x 8'6" (2.71m x 2.60m)

Bathroom:
Suite comprising bath with mixer tap, separate shower unit over, wash basin, WC.

Loft room:
16'4" x 16'1" (4.98m x 4.89m) Built in wardrobe/storage cupboard, access to eaves storage space.

Shower room:
Suite comprising shower cubicle, wash basin, WC.

OUTSIDE

Front:
To the front of the property is a double width driveway, side gate and path to rear garden.

Rear:
Approximately 35 ft x 35 ft. Adjoining the property is a full width paved terrace with retaining wall and steps up to a lawned area enclosed by fencing.

Double garage:
17'6" x 17" (5.33m x 5.19m) Loft storage space, door to rear.

OTHER INFORMATION

Available:
Immediately

Holding Deposit:
£519.23

Security Deposit:
£2596

Heating:
Gas central heating

Windows:
UPVC double glazing

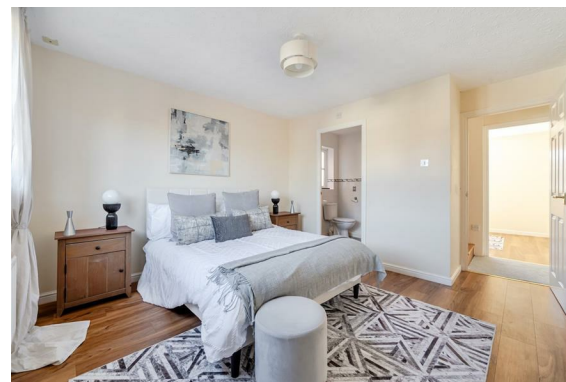
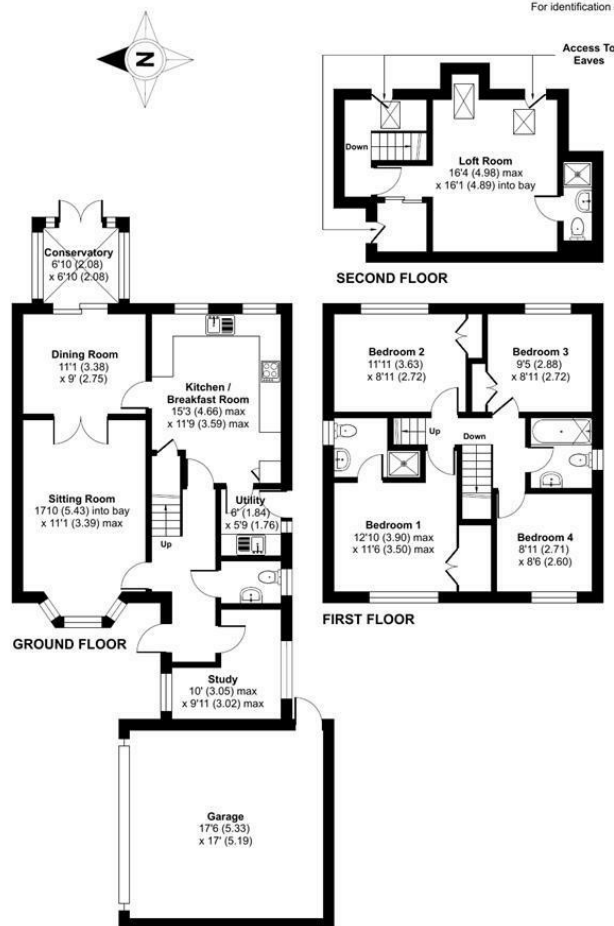
Infant/Junior School:
Knightwood Primary School

Secondary School:
Thornden School

Local Council:
Test Valley Borough Council - 01264 368000

Council Tax:
Band F

Ground Floor = 765 sq ft / 71 sq m
 First Floor = 585 sq ft / 54.3 sq m
 Second Floor = 281 sq ft / 26.1 sq m
 Garage = 298 sq ft / 27.6 sq m
 Total = 1929 sq ft / 179 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	

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