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# 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




RICS Certified Property Measurer

Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). ©nichecom 2022. Produced for Sparks Ellison. REF: 833573

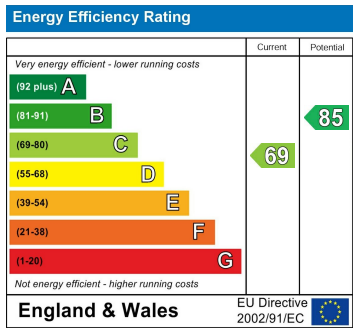














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