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sparks ellison

18 Tolefrey Gardens, Chandlers Ford, SO53 4HG

£350,000

A modern three bedroom terrace home situated in a pleasant cul-de-sac location within the Knightwood Park development which provides an array of facilities including Knightwood Leisure Centre, local shops, health practises, schooling and public house. The property benefits from a kitchen/ dining room to the rear and a fitted dressing room off the main bedroom. There is also a garage and off road parking.

ACCOMMODATION

Ground Floor

Entrance Vestibule:

Cloakroom:

5'8" x 2'7" (1.73m x 0.79m) White suite with chrome fitments comprising wash band basin, wc.

Sitting Room:

17'7" x 14'7" (5.36m x 4.45m) Stairs to first floor.

Kitchen/Dining Room:

14'6" x 9'1" (4.42m x 2.77m) Built in electric oven, built in four ring electric hob, integrated extractor hood, integrated dishwasher, space for fridge freezer, space and plumbing for washing machine, boiler in cupboard, space for table and chairs, under stairs storage cupboard.

First Floor

Landing:

Access to loft space, built in airing cupboard.

Bedroom 1:

11'6" x 8'6" (3.51m x 2.59m)

Dressing Room:

8'6" x 4'5" (2.59m x 1.35m) Providing storage for clothes and shoes and incorporating a dressing table.

Bedroom 2:

10'6" x 8'6" (3.20m x 2.59m)

Bedroom 3:

8'8" x 5'9" (2.64m x 1.75m)

Bathroom:

6'1" x 5'6" (1.85m x 1.68m) White suite with Chrome fitments comprising bath with shower over, wash hand basin with cupboard under, wc, tiled walls.

OUTSIDE

Front:

Area laid to lawn, pathway to front door.

Rear Garden:

Approximately 33' x 16' and comprises a paved patio area, outside tap, area laid to lawn, further patio area, garden shed, gate providing rear pedestrian access.

Garage:

20' x 9'10" (6.10m x 3.00m) With up and over door, power and light and parking space to fore.

OTHER INFORMATION

Approximate Area:

76sqm/818sqft (Details taken from EPC)

Availability:

7th July 2022

Managment:

Fully Managed

Heating:

Gas central heating

Windows:

UPVC double glazing

Infant/Junior School:

Knightwood Primary/St Francis C of E Primary School

Secondary Schooll

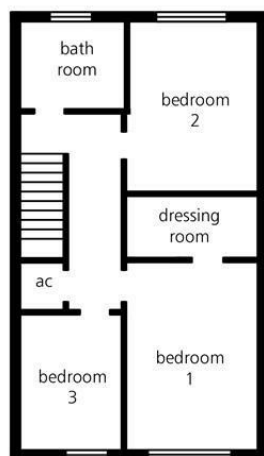
Thornden Secondary School

Local Council:

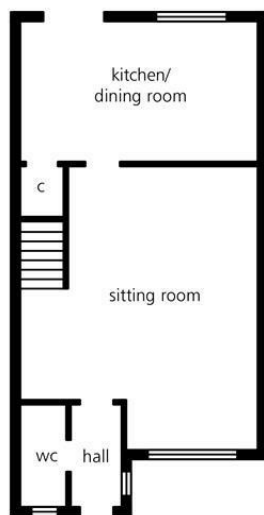
Test Valley Borough Council - 01264 368000

Council Tax:

Band D - £1876.03



first floor plan



ground floor plan

illustrative purposes only



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		90
(81-91) B		
(69-80) C	74	
(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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