



sparks ellison[®]
est. 2003

29 Malibres Road, Hiltingbury, Chandlers Ford, SO53 5DS

£550,000

A most attractive 1950's three bedroom detached home presented in immaculate fashion throughout and affording a host of wonderful attributes, to include oak block flooring to principle rooms on the ground floor, re-fitted kitchen/breakfast room, re-fitted bathroom, conservatory and garage. The gardens are an attractive feature and extend to approximately 0.2 of an acre and Thornden School is within easy walking distance.

DIRECTIONS

From our office proceed north and take the third left hand turning into Hiltingbury Road. Take the first turning right into Malibres Road and number 29 is the last house on the right hand side.

ACCOMMODATION

Ground Floor

Reception Hall: Oak block flooring, stairs to first floor with cupboard under.
Cloakroom: White suite with chrome fittings comprising wash hand basin, WC.
Sitting Room: 17' x 11' (5.18m x 3.35m) Open fireplace, oak block flooring under the carpet.
Dining Room: 13'6" x 10' (4.11m x 3.05m) Oak block flooring.
Conservatory: 14'5" x 10'9" (4.39m x 3.28m) Radiator, double doors to rear garden.
Kitchen/Breakfast Room: 17'10" x 11'2" (5.44m x 3.40m) Attractive range of modern, re-fitted cream gloss units with stainless steel furniture and granite worktops incorporating breakfast bar, stainless steel electric oven and microwave, halogen hob with extractor hood over, integrated dishwasher, fridge and freezer, wine cooler, tiled floor, double doors to rear garden.

First Floor

Landing: Airing cupboard.
Bedroom 1: 13'6" x 10' (4.11m x 3.05m)
Bedroom 2: 11' x 10' (3.35m x 3.05m)
Bedroom 3: 10'6" x 8'10" approximately (3.20m x 2.69m)
Bathroom: 7' x 6'6" (2.13m x 1.98m) Excluding recess shower area. Re-fitted white suite with chrome fittings comprising double ended bath, good size separate shower cubicle, wash hand basin, WC, tiled walls and floor, hatch to loft space.

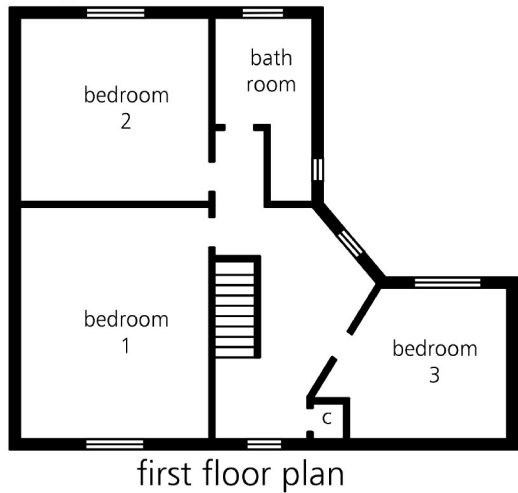
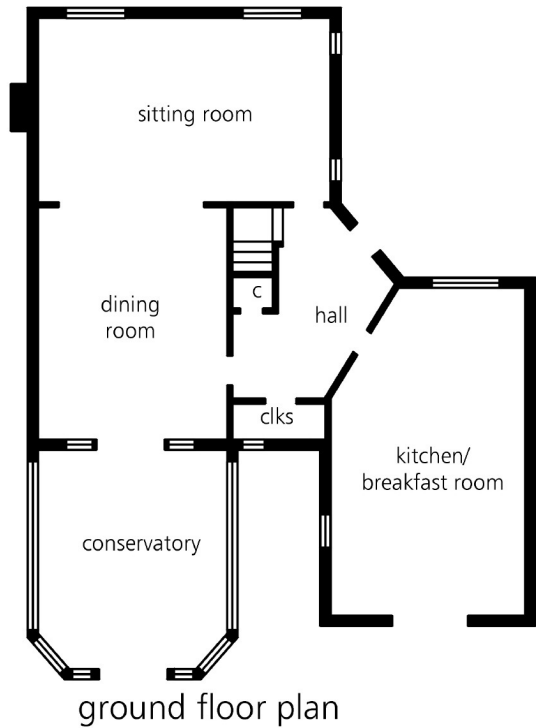
OUTSIDE

Front: The established and well tended gardens extend to approximately 0.2 of an acre. To the front is a good size driveway affording off street parking with adjacent lawn, flower and shrub borders and side access to rear.

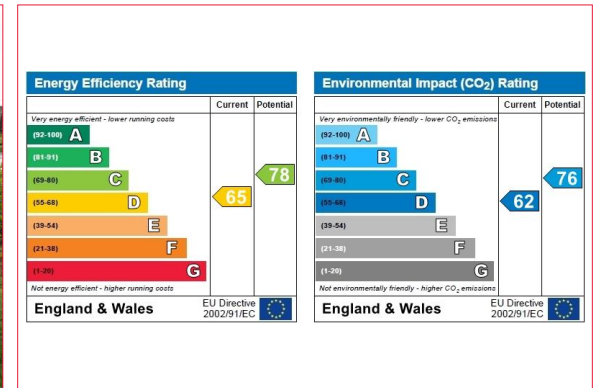
Rear Garden: A good size deck adjoins the rear of the property and leads on to a lawned area, interspersed with well stocked flower and shrub borders, further sun deck. The gardens are enclosed by mature hedging and fencing and offer a high degree of privacy.
Garage: 19'2" x 10'6" (5.84m x 3.20m) Light and power connected, utility end with plumbing for washing machine and space for further appliances, door to rear garden.

OTHER INFORMATION

Tenure: Freehold
Approximate Age: 1950's
Approximate Area: 104sqm/1119sqft (Details taken from EPC)
Sellers Position: No forward chain
Heating: Gas central heating
Windows: UPVC double glazing
Loft Space: Partially boarded with ladder and light connected
Television Points:: Sitting room, bedroom 2
Telephone Points: Reception hall, bedroom 3
Infant/Junior School: Chandlers Ford Infant School/Merdon Junior School
Secondary School: Thornden Secondary School
Council Tax: Band E - £1,715.85 14/15
Local Council: Eastleigh Borough Council 02380 688000



illustrative purposes only



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