



**Rowe
& Co.**

12 Kings Road, Chandler's Ford

Eastleigh

In Excess of **£450,000**

Rowe
& Co.



12 Kings Road

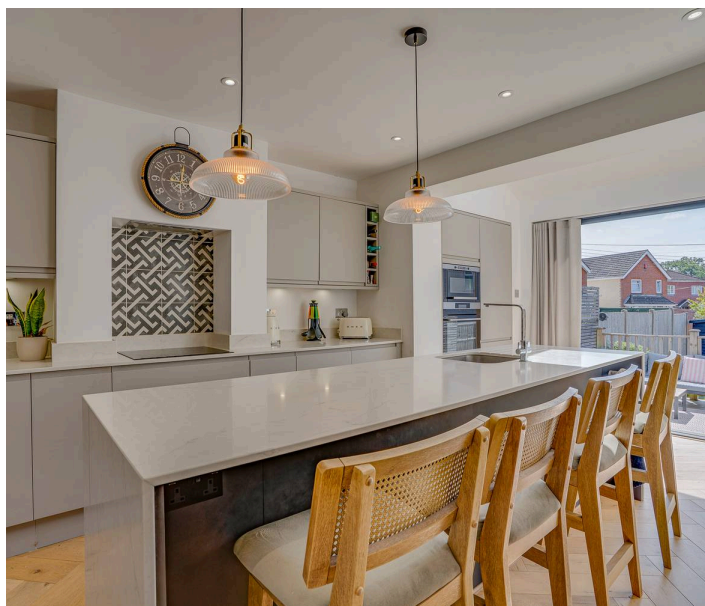
Chandler's Ford, Eastleigh

A beautifully presented three-bedroom semi-detached home, thoughtfully extended on the ground floor to create a stunning, light-filled kitchen/dining room. Offered for sale with no onward chain, this attractive family property combines period charm with modern living. The accommodation comprises a welcoming entrance hall, comfortable sitting room, impressive open-plan kitchen/dining room and convenient downstairs cloakroom. To the first floor are three well-proportioned bedrooms and a stylish modern family bathroom. Externally, the property benefits from a private driveway providing valuable off-road parking, while the low-maintenance rear garden enjoys a sunny southerly aspect, creating the perfect setting for relaxing, entertaining and enjoying the sunshine throughout the day. An appealing and well-appointed family home in excellent condition, offering spacious accommodation, contemporary living and a desirable outdoor space.

LOCATION

Chandler's Ford is a popular and well-connected Hampshire town, offering a wide variety of shops, restaurants and traditional public houses. Local schools are within easy walking distance, while the nearby cities of Winchester and Southampton are approximately a 15- and 20-minute drive away respectively, providing an extensive range of shopping, leisure and cultural facilities. The area also benefits from excellent transport links, with convenient access to both the M3 and M27. Chandler's Ford railway station provides regular connections to Winchester and Southampton, with London Waterloo accessible in approximately 57 minutes from Winchester and 65 minutes from Southampton Parkway, making the area particularly attractive for commuters.

Council Tax band: C - Tenure: Freehold - EPC Energy Efficiency Rating: C

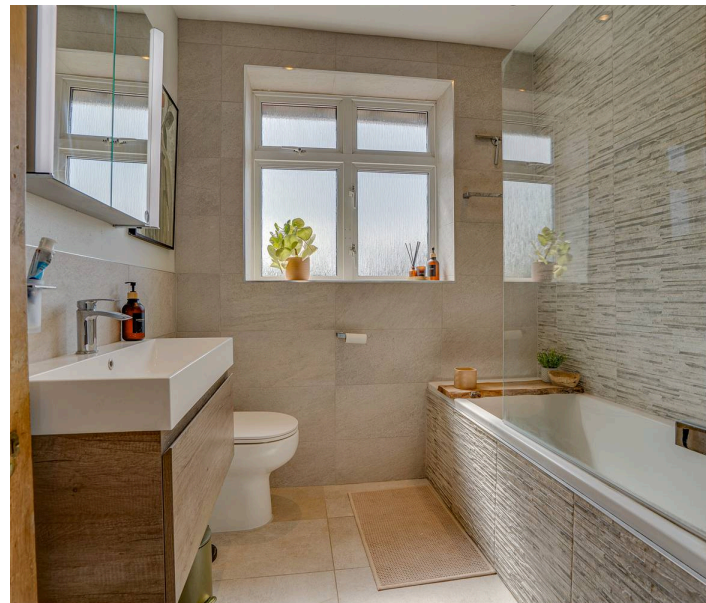
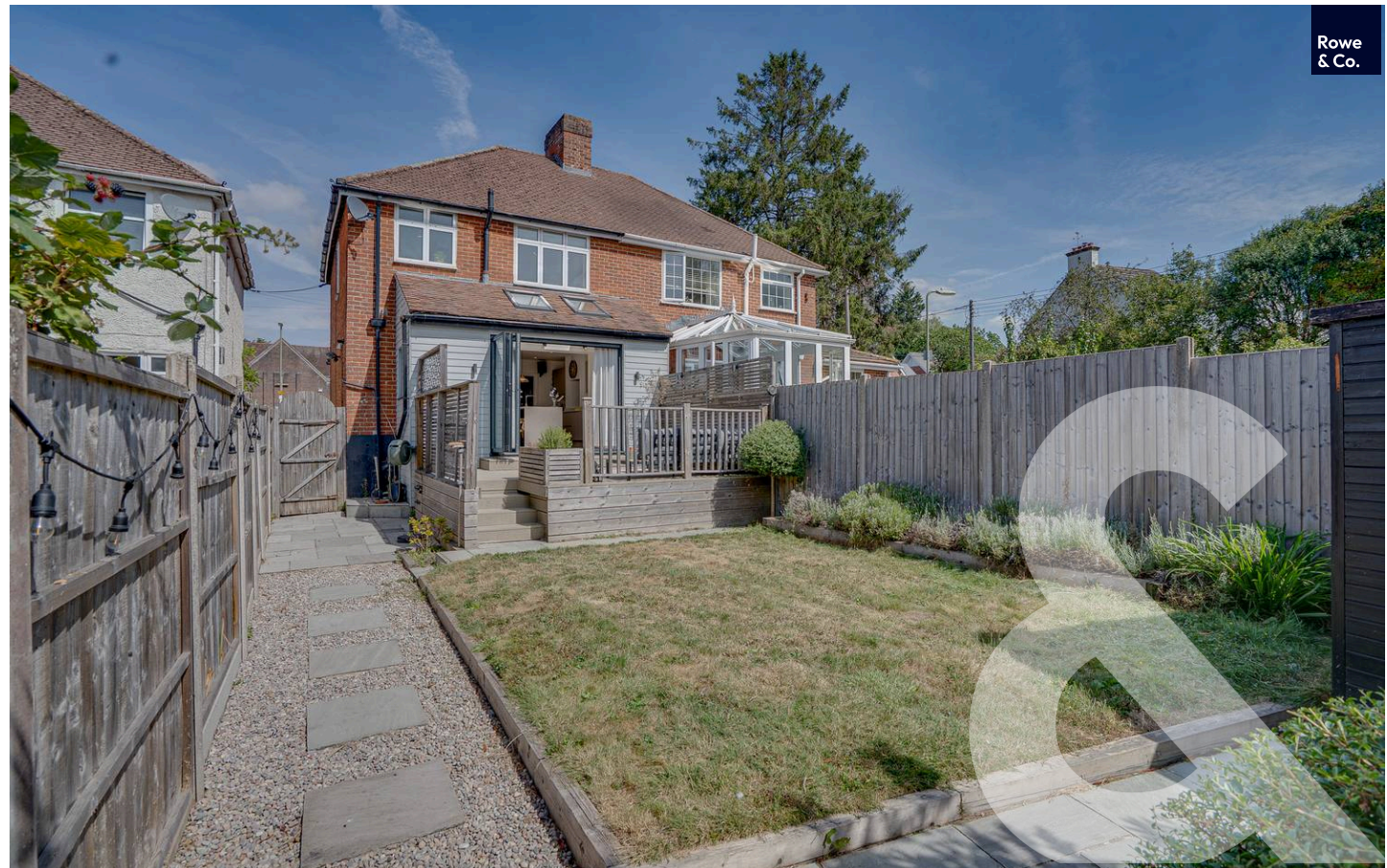


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The property is welcomed by a bright and inviting entrance hall, featuring a front-facing window, stairs rising to the first floor, useful understairs storage and access to the characterful sitting room. The sitting room is filled with charm and character, with a window overlooking the front aspect and an open connection to the impressive kitchen/dining room, which forms the true heart of the home. The kitchen is fitted with an extensive range of high-gloss wall and base units, incorporating cupboards and drawers beneath complementary work surfaces. A substantial central island with breakfast bar provides an ideal focal point for both everyday living and entertaining. The space is further enhanced by bi-fold doors opening onto the rear garden, Velux windows and a range of integrated appliances, including an induction hob with extractor over, fridge/freezer, washing machine and dishwasher. The adjoining dining area benefits from a side-facing window, additional understairs storage and access to a convenient cloakroom. To the first floor are three well-proportioned bedrooms and a beautifully appointed modern family bathroom. The principal bedroom is positioned to the rear of the property and enjoys views over the rear garden, together with fitted wardrobes and an attractive ornamental fireplace. Bedroom two is situated to the front and benefits from fitted wardrobes and a feature fireplace, while bedroom three, also overlooking the front, is currently utilised as a study and features a range of fitted furniture, making it a versatile space for home working or additional bedroom accommodation. The stylish family bathroom has been thoughtfully refitted with a contemporary white suite comprising a panelled bath, vanity sink unit and WC, complemented by attractive tiling throughout.

To the front of the property, a driveway provides off-road parking for two vehicles. To the rear, the sunny garden offers an excellent outdoor space, featuring a decked seating area ideal for entertaining and relaxing, with the remainder predominantly laid to lawn. A garden shed provides useful additional storage.



12 Kings Road

Approximate Gross Internal Area
1044 sq ft - 97 sq m

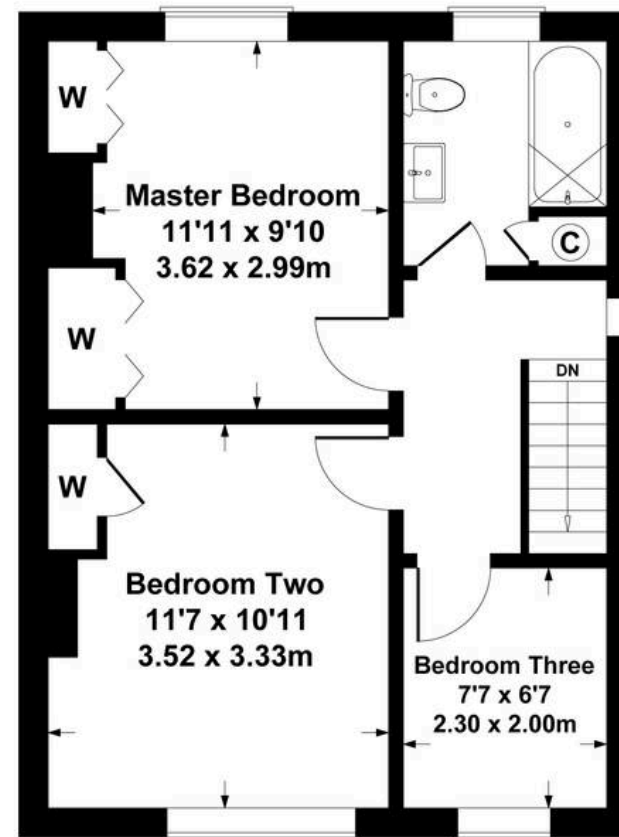
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GROUND FLOOR



FIRST FLOOR

Whilst every attempt has been made to ensure the accuracy of the floor plans measurements of doors windows and rooms are approximate and no responsibility is taken for an error omission or mis-statement. These plans are for representation purposes only and should be used as such. The services systems and appliances listed in this specification have not been tested by Agency Assist and no guarantee as to their operating efficiency can be given.