



sparky ellison

25 Sandringham Close, Chandler's Ford, SO53 4LE

£625,000

Situated in a popular residential location, this impressive four bedroom detached family home enjoys an open outlook to the front across a green and children’s play area, providing an attractive and spacious setting. The accommodation is well balanced and ideally suited to family life. There are two reception rooms, offering flexibility for both formal and informal living, while the kitchen/breakfast room forms a central feature of the property. Finished to a high standard and designed with both practicality and style in mind, it provides an excellent space for everyday use as well as entertaining. There is also the added benefit of a utility room. On the first floor, there are four well proportioned bedrooms, two of which benefit from en suite facilities, in addition to the family bathroom. The property is presented in excellent decorative order throughout, allowing a purchaser to move in with minimal work required. Externally, the property offers a generous rear garden, providing ample space for outdoor dining and family use. A detached garage and off road parking for three vehicles further enhance the practicality of this appealing home. There is also an electric vehicle charging point.

ACCOMMODATION:

Entrance Hall:
Stairs to first floor, under stairs storage cupboard.

Cloakroom:
Comprising wash and basin with cupboard under, WC.

Sitting Room:
19'1" x 11'8" (5.82m x 3.55m)

Dining Room:
11'8" x 10'4" (3.55m x 3.16m)

Kitchen/Breakfast room:
16'11" x 14'2" (5.15m x 4.33m) A real feature of the property having been refitted in 2019 and comprising built in oven, built in induction hob, integrated extractor hood, integrated dishwasher, integrated fridge freezer, integrated freezer, space for table and chairs.

Utility Room:
5'7" x 4'8" (1.70m x 1.41m) Space and plumbing for washing machine, wall mounted boiler.

First Floor:

Landing:
Built in airing cupboard, access to loft space.

Bedroom 1:
13'7" x 11'10" (4.14m x 3.61m) Built in wardrobes along one wall, wonderful view to the front overlooking an open green and play area.

En Suite:
Comprising shower in cubicle, wash hand basin and WC inset to vanity unit, tiled walls.

Bedroom 2:
14'6" x 11'0" (4.43m x 3.35m) Built in double wardrobe, wonderful view to the front overlooking an open green and play area.

En Suite:
Comprising shower in cubicle, wash hand basin, WC

Bedroom 3:
10'9" x 8'4" (3.27m x 2.53m) Built in triple wardrobe.

Bedroom 4:
10'4" x 8'0" (3.15m x 2.44m) Built in wardrobe.

Bathroom:
Comprising bath with shower over, wash hand basin and WC inset to vanity unit, tiled walls.

Front:
Area laid to lawn, mature bushes, side access to rear garden, driveway providing off-road parking for approximately three vehicles, electric vehicle charging point.

Rear Garden:
Measures approximately 41' x 33' plus a further area to the side of the property comprising paved patio area, garden shed, further paved patio area, outside tap, area laid to lawn, mature plants and bushes, side storage area, area laid to pebbles, planted beds.

Garage:
17'2" x 9'1" (5.22m x 2.76m) With up and over door and light

OTHER INFORMATION

Tenure:
Freehold

Approximate Age:
1998

Approximate Area:
1613 sq ft / 149.6 sq m

Sellers Position:
Looking for onward purchase

Heating:
Gas central heating

Windows:
UPVC Double glazing

Loft Space:
Partially boarded, ladder connected, light connected

Infant/Junior School:
Knightwood Primary School / St Francis C of E Primary School

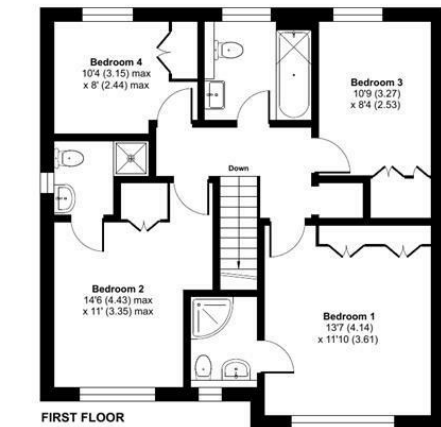
Secondary School:
The Toynbee School

Local Council:
Test Valley Borough Council - 01264 368000

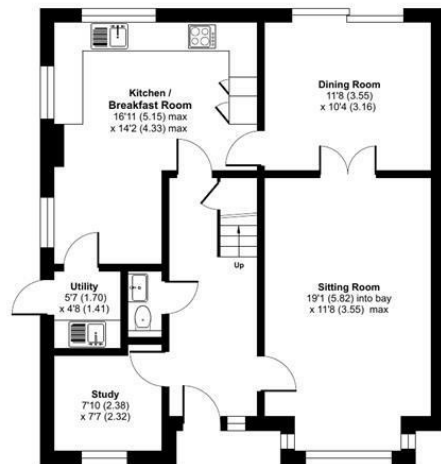
Council Tax:
Band F

Agents Note:
If you have an offer accepted on a property we will need to, by law, conduct Anti Money Laundering Checks. There is a charge of £60 including vat for these checks regardless of the number of buyers involved.

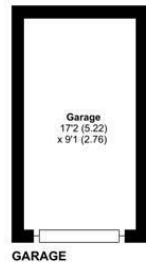
Ground Floor = 762 sq ft / 70.7 sq m
 First Floor = 696 sq ft / 64.6 sq m
 Garage = 155 sq ft / 14.3 sq m
 Total = 1613 sq ft / 149.6 sq m
 For identification only - Not to scale



FIRST FLOOR



GROUND FLOOR



GARAGE



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C	75	79
(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

94 Winchester Road, Chandler's Ford, Hampshire, SO53 2GJ

Sales: t: 02380 255333 e: property@sparksellison.co.uk

Lettings: t: 02380 018518 e: lettings@sparksellison.co.uk

While we endeavour to make our sales particulars fair, accurate and reliable, they are only a general guide to the property and, accordingly, if there is any point which is of particular importance to you please contact the office and we will be pleased to check it for you, especially if you are contemplating travelling some distance to view the property. These approximate room sizes are only intended as general guidance. You must verify the dimensions carefully before ordering carpets or any built in furniture. Please note we have not tested the services or any of the equipment or appliances in this property, accordingly we strongly advise prospective buyers to commission their own survey or service report before finalising their offer to purchase. These particulars are issued in good faith but do not constitute representations of fact or form part of any offer or contract. The matters referred to in these particulars should be independently verified by prospective buyers or tenants. Neither Sparks Ellison nor any of its employees or agents has any authority to make or give any representation or warranty whatever in relation to this property. Your home is at risk if you do not keep up repayments on a mortgage or other loan secured on it. Written quotations available on request. All loans secured on property. Life assurance usually required.

