



sparky ellison

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

£525,000

A modern four bedroom detached family home situated in a popular location on the edge of Knightwood Park benefitting from well proportioned rooms. The ground floor boasts a sitting room with French doors leading to the rear garden, a dining room with feature bay window and a kitchen/breakfast room with built in appliances. Upstairs are four good size bedrooms, all benefitting from built in wardrobes, along with an en suite and family bathroom. Externally there is a pleasant southerly facing rear garden along with a driveway and garage.

ACCOMMODATION

GROUND FLOOR

Entrance Hall:

Stairs to first floor, door to garage.

Cloakroom:

L shaped with maximum measurements of 4'10" x 4' (1.49m x 1.22m) White suite with chrome fittings comprising low level wc, wash hand basin.

Sitting Room:

19'3" max x 11'4" max (5.88m x 3.45m)

Dining Room:

13'3" x 8'11" (4.05m x 2.73m)

Kitchen/Breakfast Room:

11'10" max x 11'3" max (3.61m x 3.44m) With built in double oven, five ring gas hob, fitted extractor hood, integrated fridge, integrated freezer, integrated dishwasher, space for table and chairs.

FIRST FLOOR

Landing:

Access to loft space, built in airing cupboard.

Bedroom 1:

12'7" max to wardrobes x 12' (3.84m x 3.65m) Built in wardrobes.

En-suite:

6'1" x 5'4" (1.86m x 1.62m) White suite with chrome fittings comprising shower in cubicle, wash hand basin, low level wc.

Bedroom 2:

11'8" x 8'1" (3.55m x 2.47m) Built in wardrobe.

Bedroom 3:

9'9" x 8'8" (2.97m x 2.65m) Built in wardrobe.

Bedroom 4:

11'7" x 7'9" max (3.54m x 2.36m) Built in wardrobe.

Bathroom:

6'10" x 6'7" (2.07m x 2.0m) White suite with chrome fittings comprising bath with shower over, low level wc, wash hand basin.

OUTSIDE

Front:

Area laid to lawn, variety of plants and shrubs, side pedestrian access to rear garden, driveway providing off road parking.

Rear Garden:

Measures approximately 37' x 33' Area laid to lawn, paved patio area, area laid to timber decking, planted beds, outside tap, garden shed.

Garage:

16' x 7'11" (4.87m x 2.41m) With up and over door, power and light, plumbing for washing machine, wall mounted boiler.

OTHER INFORMATION

Tenure:

Freehold

Approximate Age:

1990's

Approximate Area:

125.2sqm/1348sqft (Including garage)

Sellers Position:

Looking for forward purchase

Heating:

Gas central heating

Windows:

UPVC double glazed windows

Loft Space:

Fully boarded with ladder and light connected

Solar Panels:

Infant/Junior School:

Knightwood Primary/St. Francis Primary School

Secondary School:

Toynbee Secondary School

Council Tax:

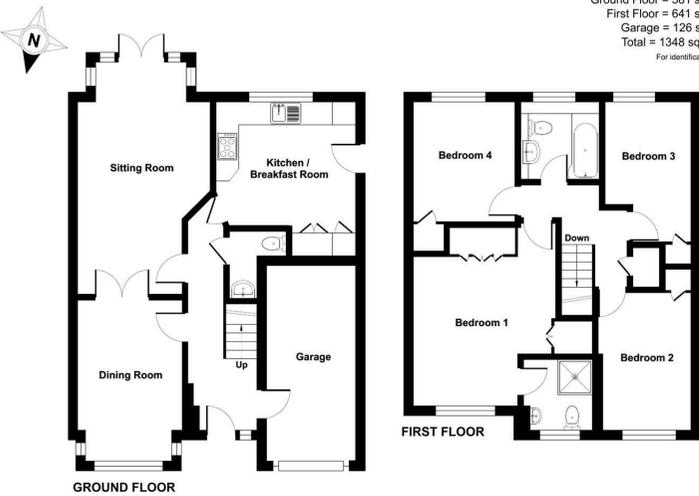
Band E

Local Council:

Test Valley Borough Council - 01264 358 000

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 £20 + vat per person for these checks.



Ground Floor = 581 sq ft / 53.9 sq m
 First Floor = 641 sq ft / 59.5 sq m
 Garage = 126 sq ft / 11.7 sq m
 Total = 1348 sq ft / 125.2 sq m
 For identification only - Not to scale



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B	83	90
(69-80) C		
(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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