



29 Wood End Way, Chandler's Ford, SO53 4LN

£2,250 Per Month

Located in a quiet cul-de-sac on Wood End Way in Knightwood Park, this immaculate four-bedroom family home offers three spacious reception rooms, kitchen/breakfast room together with a utility and cloakroom. There are four bedrooms, three of them featuring built-in wardrobes and an en-suite to the master bedroom. A well-appointed family bathroom serves the remaining bedrooms. Additionally, a useful loft room adds versatility, perfect for a number of uses. The exterior of the property boasts a double-width driveway leading to a double garage.

ACCOMMODATION

Ground Floor

Reception hall:

Stairs to first floor.

Cloakroom:

Wash basin, WC

Sitting room:

17'10" x 11'1" (5.43m x 3.39m) Bay window.

Dining room:

11'1" x 9'0" (3.38m x 2.75m) Patio doors to conservatory.

Conservatory:

6'10" x 6'10" (2.08m x 2.08m) Double doors to outside.

Study:

10'0" x 9'11" (3.05m x 3.02m)

Kitchen/breakfast room:

15'3" x 11'9" (4.66m x 3.59m) Fitted with a comprehensive range of units, electric oven, gas hob with extractor hood over, integrated dishwasher, American style fridge freezer, understairs cupboard, space for table and chairs.

Utility room:

6'0" x 5'9" (1.84m x 1.76m) Space and plumbing for appliances, boiler, sink unit, door to outside.

First Floor

Landing:

Bedroom 1:

12'10" x 11'6" (3.90m x 3.50m) Built in wardrobe.

En-suite:

Suite comprising shower cubicle, wash basin, WC.

Bedroom 2:

11'11" x 8'11" (3.63m x 2.72m) Built in wardrobe.

Bedroom 3:

9'5" x 8'11" (2.88m x 2.72m) Built in wardrobe.

Bedroom 4:

8'11" x 8'6" (2.71m x 2.60m)

Bathroom:

Suite comprising bath with mixer tap, separate shower unit over, wash basin, WC.

Loft room:

16'4" x 16'1" (4.98m x 4.89m) Built in wardrobe/storage cupboard, access to eaves storage space.

Shower room:

Suite comprising shower cubicle, wash basin, WC.

OUTSIDE

Front:

To the front of the property is a double width driveway, side gate and path to rear garden.

Rear:

Approximately 35 ft x 35 ft. Adjoining the property is a full width paved terrace with retaining wall and steps up to a lawned area enclosed by fencing.

Double garage:

17'6" x 17" (5.33m x 5.19m) Loft storage space, door to rear.

OTHER INFORMATION

Available:

Immediately

Holding Deposit:

£519.23

Security Deposit:

£2596

Heating:

Gas central heating

Windows:

UPVC double glazing

Infant/Junior School:

Knightwood Primary School

Secondary School:

Thornden School

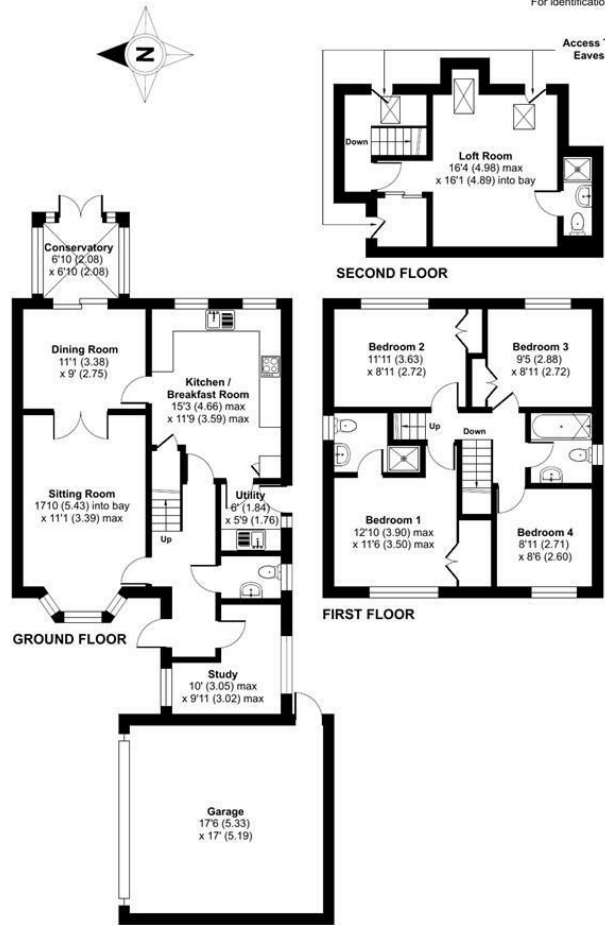
Local Council:

Test Valley Borough Council - 01264 368000

Council Tax:

Band F

Ground Floor = 765 sq ft / 71 sq m
 First Floor = 585 sq ft / 54.3 sq m
 Second Floor = 281 sq ft / 26.1 sq m
 Garage = 298 sq ft / 27.6 sq m
 Total = 1929 sq ft / 179 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		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	74	82
	EU Directive 2002/91/EC	

Floor plan produced in accordance with RICS Property Measurement 2nd Edition, Incorporating International Property Measurement Standards (IPMS2 Residential). © ritchicom 2026. Produced for Sparks Ellison. REF: 1433299

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