



sparks ellison



# 61 Hocombe Road, Chandler's Ford, SO53 5QA

£895,000

An excellent opportunity to purchase a detached property set within a ploy measuring approximately 0.46 acres and situated on one of Chandler's Ford's most sought after roads. The property currently comprises three bedrooms, the master benefitting from an en suite, along with a sitting room and kitchen. There is a first floor that offers a loft room as well as attic space. Externally, the plot provides wonderful outdoor space with a large driveway and mature, private rear garden offering great scope. There is also a large garage. The property would benefit from some updating and modernisation and lends itself to extensive extension to create a larger family home subject to all the necessary permissions. Hocombe Road sits within catchment for Thornden School.

## ACCOMMODATION

### Entrance Hall:

Cupboard housing stairs to first floor.

### Sitting Room:

28'11" x 12'6" (8.81m x 3.82m) Fireplace surround and hearth with open fire.

### Kitchen:

12'11" x 12'7" (3.93m x 3.84m) Built in airing cupboard, built in larder cupboard.

### Bedroom 1:

16'6" x 11'11" (5.02m x 3.63m) Fitted wardrobes.

### En Suite:

Comprising shower, bath, wash hand basin, wc.

### Bedroom 2:

13'1" x 10' (4.00m x 3.05m)

### Bedroom 3:

13'2" x 9'11" (4.02m x 3.02m)

### Bathroom:

Comprising bath, wash hand basin, wc.

## FIRST FLOOR

### Landing:

Door to loft space.

### Loft Room:

17'5" x 11'4" (5.30m x 3.46m) Large walk in cupboard.

## OUTSIDE

### Front:

Large driveway proving off road parking for several vehicles, variety of mature trees and bushes, side access to rear garden.

### Rear Garden:

Comprising paved patio area, area laid to lawn, variety of mature plants, bushes, shrubs and trees.

### Garage:

21'5" x 12'1" (6.54m x 3.69m) with up and over door, power and light.

### Internal Passageway:

12'6" x 12'1" (3.82m x 3.68m) Storage cupboard, doors to front and rear garden, door to garage.

## OTHER INFORMATION

### Tenure:

Freehold

### Approximate Age:

1950's

### Approximate Area:

215.5sqm/2322sqft (Including garage)

### Sellers Position:

No forward chain

### Heating:

Gas central heating

### Windows:

UPVC double glazed windows

### Loft Space:

Partially boarded with narrow stairway and light connected

### Infant/Junior School:

Hiltingbury Infant/Junior School

### Secondary School:

Thornden Secondary School

### Council Tax:

Band F

### Local Council:

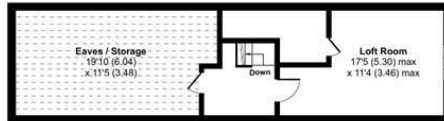
Eastleigh Borough Council - 02380 688000

### Agents Note:

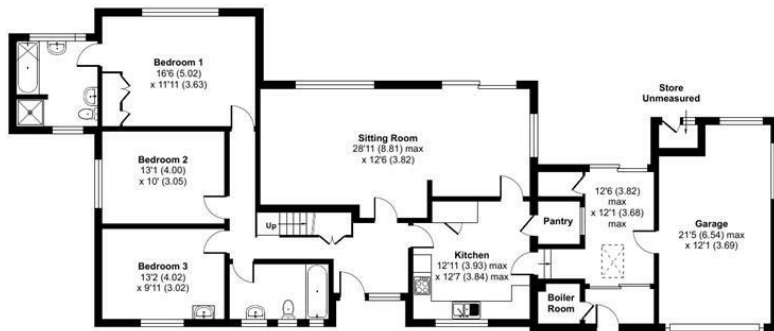
If you have an offer accepted on a property we will need to, by law, conduct Anti Money Laundering Checks. There is a charge of £50 + vat for these checks regardless of the number of buyers involved.



Ground Floor = 1555 sq ft / 144.4 sq m (exclude store)  
First Floor = 281 sq ft / 26.1 sq m  
Garage = 243 sq ft / 22.5 sq m  
Limited Use Area(s) = 243 sq ft / 22.5 sq m  
Total = 2322 sq ft / 215.5 sq m  
For identification only - Not to scale



FIRST FLOOR



GROUND FLOOR



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
<b>England &amp; Wales</b>		
EU Directive 2002/91/EC		

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

Sales: t: 02380 255333 e: [property@sparksellison.co.uk](mailto:property@sparksellison.co.uk)

Lettings: t: 02380 018518 e: [lettings@sparksellison.co.uk](mailto:lettings@sparksellison.co.uk)

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