



sparky ellison

8 Basing Way, Chandler's Ford, SO53 3PG

£395,000

Located in the sought after cul-de-sac of Basing Way, Chandler's Ford, this semi-detached house is a delightful home presented to an exceptional standard both inside and out. The property has been thoughtfully extended on the ground floor, creating a spacious sitting room that invites relaxation, alongside a generous dining room perfect for entertaining. The well-appointed kitchen and convenient cloakroom add to the functionality of this lovely home. Upstairs, you will find three comfortable bedrooms, providing ample space for family living, along with a well-designed bathroom. The property boasts an extended driveway and a garage, ensuring plenty of parking and storage options. The pleasant rear garden offers a serene outdoor space, ideal for enjoying sunny afternoons or hosting gatherings. Situated on the edge of Valley Park, this home is within walking distance to St Francis School, as well as local shops and amenities in Pilgrims Close. This prime location combines the peace of suburban living with easy access to essential services, making it an ideal choice for families and professionals alike. In summary, this exceptional property offers a perfect blend of space, quality, comfort, and convenience, making it a must-see for anyone seeking a delightful home in Chandler's Ford.

ACCOMMODATION

Ground Floor

Reception hall:

Cloakroom:
Suite comprising sink unit with cupboard under, WC.

Sitting room:
14'4" x 12'7" (4.38m x 3.83m) Bow window with fitted shutters.

Dining room:
15'11" x 10'4" (4.86m x 3.21m) Under stairs storage cupboard.

Kitchen:
10'11" x 7'7" (3.33m x 2.32m) Range of units, space and plumbing for appliances, door to outside.

First Floor

Landing:
Airing cupboard.

Bedroom 1:
15'1" x 9'1" (4.61m x 2.78m) Freestanding wardrobe (to remain).

Bedroom 2:
10'1" x 9'1" (3.07m x 2.77m)

Bedroom 3:
9'7" x 7'3" (2.91m x 2.21m) Built in wardrobe.

Bathroom:
Suite comprising bath with shower unit over and glazed screen, wash basin, WC, tiled walls.

OUTSIDE

Front:
To the front of the property is an extended driveway providing parking for several vehicles with side access to rear garden.

Rear:
The rear garden measures approximately 36'6" x 29'6". The garden pleasantly landscaped with a patio area, lawned area, flower and shrub borders, enclosed by fencing.

Garage:
18'2" x 8'4" (5.54m x 2.53m) Light, power and boiler

OTHER INFORMATION

Tenure:
Freehold

Approximate Age:
1986

Approximate Area:
1057 sq ft / 98 sq m

Sellers Position:
Looking for a forward purchase

Heating:
Gas central heating

Windows:
UPVC double glazing

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

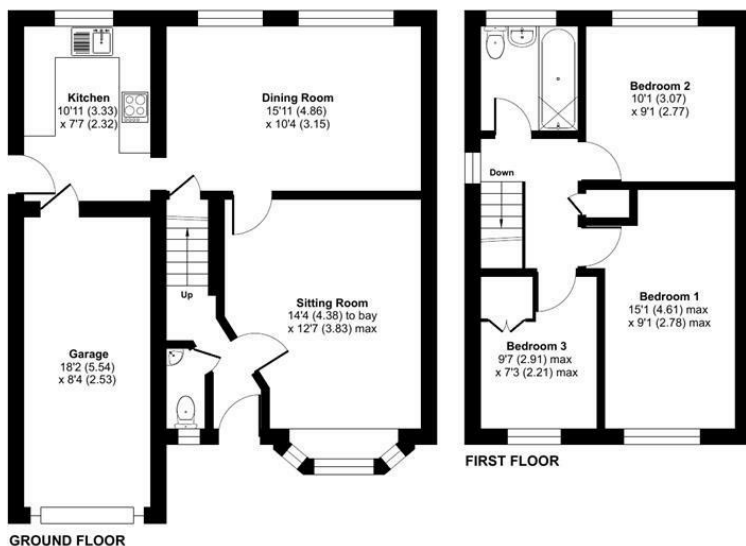
Secondary School:
The Toynbee School

Local Council:
Test Valley Borough Council - 01264 368000

Council Tax:
Band D

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 = 511 sq ft / 47.4 sq m
 First Floor = 402 sq ft / 37.3 sq m
 Garage = 144 sq ft / 13.3 sq m
 Total = 1057 sq ft / 98 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	68	77
	EU Directive 2002/91/EC	

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