



**Rowe
& Co.**

32 Park Road, Chandler's Ford

Eastleigh

£700,000

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32 Park Road

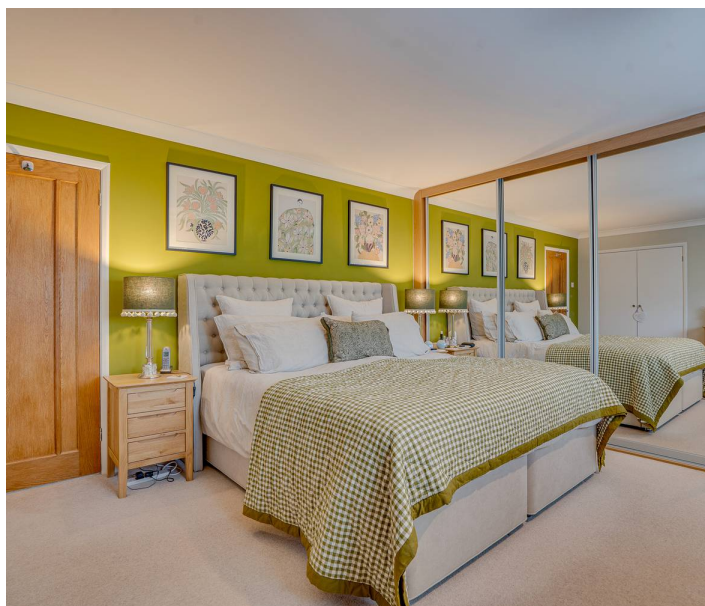
Chandler's Ford, Eastleigh

This property is a beautifully presented detached home, ideally located within close proximity to the high street and thoughtfully finished by the current owners. The ground floor comprises a welcoming entrance hall, a convenient cloakroom with shower, spacious lounge, stylish kitchen/dining room and separate utility room. To the first floor are three well-proportioned bedrooms, complemented by a modern family bathroom. Externally, the property benefits from a large driveway providing ample off-road parking, a garage and a private, secluded rear garden which has been thoughtfully landscaped to create an attractive and peaceful outdoor space.

Location

Chandler's Ford remains one of Hampshire's most desirable residential locations, renowned for its excellent schooling, superb connectivity and abundance of local amenities. The area offers a wide selection of independent shops, restaurants, traditional inns and leisure facilities, including the nearby Chilworth Golf Club. The property falls within catchment for highly regarded schools, including Thornden and Toynbee secondary schools, alongside a selection of esteemed independent schools. Winchester and Southampton are both easily accessible, approximately 15 and 17 minutes away respectively, providing an extensive range of shopping, cultural and leisure facilities. Excellent transport links include convenient access to the M3 and M27, whilst nearby railway stations offer direct services to Winchester, Southampton and London Waterloo.

Council Tax band: E - Tenure: Freehold- EPC Energy Efficiency Rating: C



32 Park Road

Chandler's Ford, Eastleigh

Inside

Upon entering the property, you are welcomed into a spacious entrance hall, beautifully finished with oak flooring, with stairs rising to the first floor and oak doors providing access to the remaining accommodation. A door to the side leads to a convenient downstairs shower room with WC. The lounge is a wonderful reception space, featuring an attractive focal fireplace and French doors opening directly onto the rear garden. The true heart of the home is the impressive 35ft kitchen/dining room, providing an exceptional space for both everyday family life and entertaining. With windows overlooking the front and rear aspects, together with sliding doors opening onto the rear garden, the room is filled with natural light. Oak flooring runs throughout, while the dining area provides ample space for a large table and additional furniture. The kitchen has been fitted with a range of stylish shaker-style wall and base units, complemented by oak worktops and a breakfast bar. To the rear of the garage is a particularly useful utility/boot room, providing valuable additional storage and practical space. To the first floor are three well-proportioned bedrooms, with fitted wardrobes to bedrooms one and two, alongside a modern and well-maintained family bathroom.

Outside

The property boasts an impressive frontage, featuring a spacious driveway providing ample parking for multiple vehicles, complemented by a well-maintained lawn with a variety of mature trees and established shrubbery. There is also a useful carport, access to the garage, and gated pedestrian access to the side of the property. To the rear, the garden is completely secluded and has been thoughtfully landscaped to create an ideal outdoor entertaining space. A large paved seating area provides plenty of room for alfresco dining and relaxation, while a raised lawned area adds further appeal. A wooden shed provides valuable additional storage.



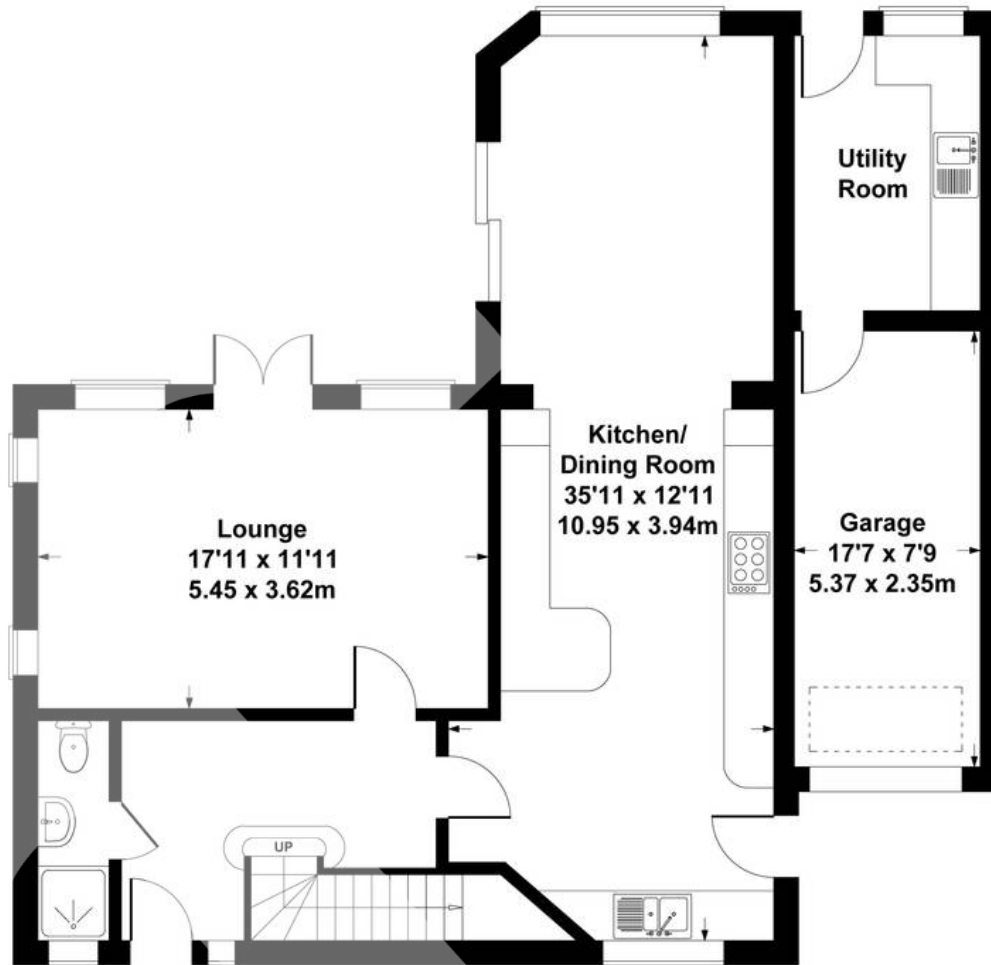
32 Park Road

Approximate Gross Internal Area
1636 sq ft - 152 sq m
(Including Garage & Utility)

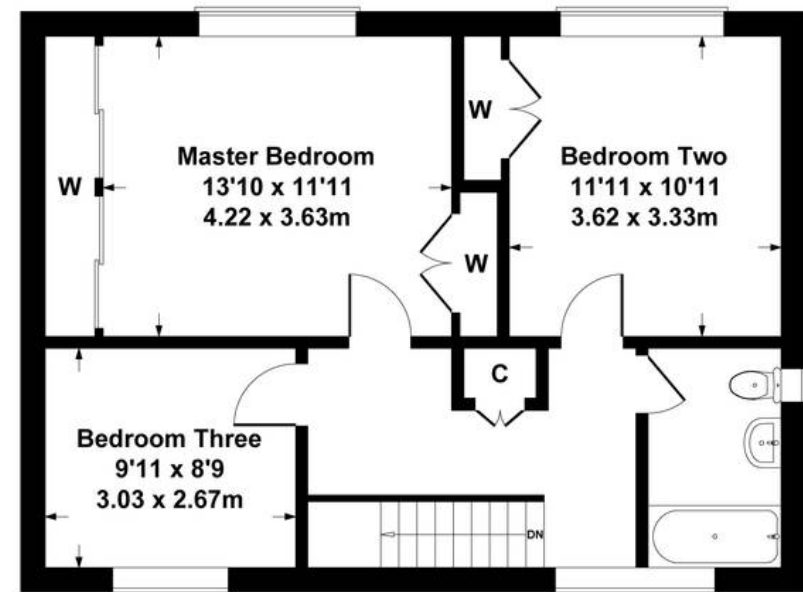
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GROUND FLOOR



FIRST FLOOR

Whilst every attempt has been made to ensure the accuracy of the floor plans measurements of doors windows and rooms are approximate and no responsibility is taken for an error omission or mis-statement. These plans are for representation purposes only and should be used as such. The services systems and appliances listed in this specification have not been tested by Agency Assist and no guarantee as to their operating efficiency can be given.