



se sparks ellison
To Let

51 Hemlock Way, Chandler's Ford, SO53 4LT

£1,750 Per Calendar Month

A modern detached family home situated on the ever popular Knightwood Park development which benefits from a range of amenities including local shops, health practices, schooling, public house and woodland walks. The property has three bedrooms with an en-suite to the master along with a sitting room, dining area, kitchen and garage.

ACCOMMODATION

GROUND FLOOR

Entrance Vestibule:

Sitting Room:

14'9" x 10'4" (4.50m x 3.15m) Stairs to first floor, opening to dining room.

Dining Room:

10'2" x 8' (3.10m x 2.44m) Under stairs storage cupboard.

Kitchen:

10'5" x 8' (3.18m x 2.44m) Range style cooker, fitted extractor hood, integrated fridge freezer, integrated dishwasher, integrated washer/dryer, fitted breakfast bar, tiled floor.

FIRST FLOOR

Landing:

Built in airing cupboard housing boiler.

Bedroom 1:

11'10" including wardrobe depth x 9'10" (3.61m including wardrobe depth x 3.00m) Range of fitted wardrobes, fitted chest of drawers.

En-suite:

9'2" x 2'10" (2.79m x 0.86m) White suite with chrome fittings comprising shower in cubicle, wash and basin, WC, tiled walls, tiled floor.

Bedroom 2:

10'1" x 9'3" (3.07m x 2.82m)

Bedroom 3:

9'5" x 7' (2.87m x 2.13m)

Bathroom:

6'9" x 6'2" (2.06m x 1.88m) White suite with chrome fittings comprising freestanding bath, wash and basin with drawers under, WC, tiled walls, tiled floor.

OUTSIDE

Front:

Area lead to gravel, driveway providing off road parking, side pedestrian access to rear garden.

Rear Garden:

Paved patio area, area laid to lawn, area laid to timber deck.

Garage:

With electric roller door.

OTHER INFORMATION

Approximate Age:

1997

Approximate Area:

76sqm/819sqft

Management:

Tenant Find Only

Availability:

End of June 2026

Security Deposit:

£2019.00

Holding Deposit:

£403.84

Furnished/Unfurnished:

Unfurnished

Heating:

Gas central heating

Windows:

UPVC double glazed windows

Infant/Junior School:

Knightwood Primary/St Francis Primary

Secondary School:

Toynbee Secondary School

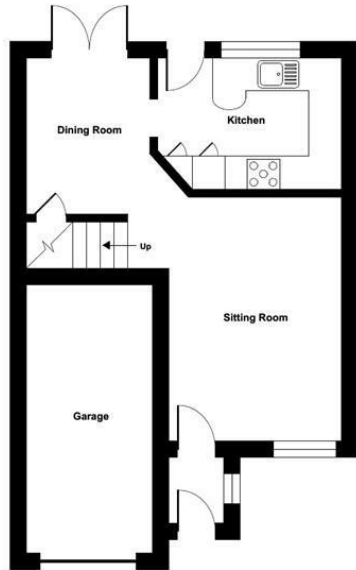
Council Tax:

Band D

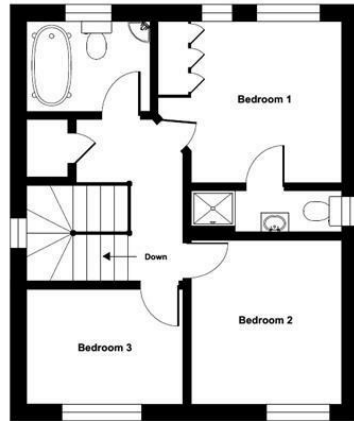
Local Council:

Test Valley Borough Council - 01264 368000

Ground Floor = 372 sq ft / 34.5 sq m
 First Floor = 447 sq ft / 41.5 sq m
 Garage = 125 sq ft / 11.6 sq m
 Total = 944 sq ft / 87.6 sq m
 For identification only - Not to scale



GROUND FLOOR



FIRST FLOOR

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			82
(69-80) C			
(55-68) D		67	
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). © nrichcom 2022. Produced for Sparks Ellison. REF: 626320

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