



sparky ellison

3 Boynton Close, Chandler's Ford, SO53 1TQ

£499,950

Occupying a pleasant position within a popular and established residential cul-de-sac, this well presented four bedroom detached family home offers versatile accommodation, ideally suited to modern family living. The property benefits from well proportioned accommodation with particular emphasis on the generous living space and practical layout, creating a home that is both comfortable and functional for everyday use. The presentation throughout is well maintained, allowing prospective purchasers the opportunity to move in with minimal immediate work required. Externally, the property enjoys a private setting with driveway parking and established gardens, adding to the overall appeal of this attractive family home. A particular feature of the property is its highly convenient location within Chandler's Ford, falling within the catchment areas for both Hiltingbury and Thornden Schools. Chandler's Ford offers an excellent range of day-to-day amenities including shops, leisure facilities and transport links, with easy access to Winchester and Southampton, together with convenient road and rail connections for commuters.

ACCOMMODATION:

Ground Floor:

Entrance Hall:

Stairs to first floor.

Cloakroom:

Comprising wash hand basin, WC.

Kitchen:

9'11" x 6'7" (3.02m x 2.01m) Built in double oven, built in gas hob, integrated extractor hood, space and plumbing for dishwasher, space for fridge, boiler in cupboard.

Family Room:

10'0" x 8'8" (3.06m x 2.64m)

Sitting Room:

18'11" x 12'5" (5.77m x 3.78m) Fireplace with gas fire.

Dining Room:

10'1" x 9'5" (3.07m x 2.87m)

Utility Room:

15'9" x 8'4" (4.79m x 2.54m) Space and plumbing for washing machine, space for tumble dryer, space for fridge freezer.

First floor

Landing:

Access to loft space, built in airing cupboard.

Bedroom 1:

12'6" x 10'0" (3.81m x 3.05m)

Bedroom 2:

10'3" x 8'8" (3.12m x 2.64m)

Bedroom 3:

9'11" x 8'10" (3.02m x 2.70m)

Bedroom 4:

10'2" x 10'1" (3.11m x 3.07m)

Bathroom:

Comprising bath with shower over, wash hand basin, WC.

OUTSIDE:

Front:

Area laid to lawn, area laid to shingle, driveway providing off road parking.

Rear Garden:

Measures approximately 46' x 29' and comprises paved patio area, area laid to lawn, planted beds, garden shed.

OTHER INFORMATION

Tenure:

Freehold

Approximate Age:

1983

Approximate Area:

1397 sq ft / 129.7 sq m

Sellers Position:

No forward chain

Heating:

Gas central heating

Windows:

UPVC Double glazing

Loft Space:

Partially boarded, light connected

Infant/Junior School:

Hiltingbury Infant School / Hiltingbury Junior School

Secondary School:

Thornden School

Local Council:

Eastleigh Borough Council - 02380 688000

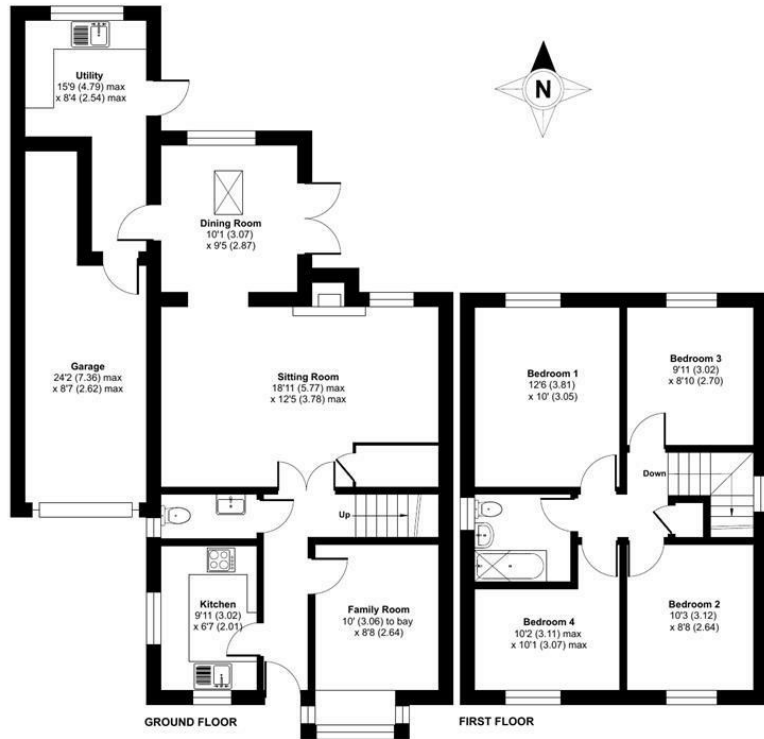
Council Tax:

Band E

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 = 729 sq ft / 67.7 sq m
 First Floor = 504 sq ft / 46.8 sq m
 Garage = 164 sq ft / 15.2 sq m
 Total = 1397 sq ft / 129.7 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	EU Directive 2002/91/EC	

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