



sparks ellison

# 35 Caernarvon Gardens, Chandler's Ford, SO53 4NG

£575,000

Located in the desirable Caernarvon Gardens, a quiet cul-de-sac on the edge of Valley Park, Chandler's Ford, this beautifully presented detached house offers a perfect blend of modern living and comfort. With four well-proportioned bedrooms, each equipped with wardrobes, this home is ideal for families seeking space and convenience. Upon entering, you are greeted by three inviting reception rooms, including a bright sitting room, a formal dining room, and a delightful conservatory that overlooks the garden, creating a serene space to relax or entertain. The extended and refitted modern kitchen is a true highlight, featuring contemporary fittings and ample space for culinary creativity. Adjacent to the kitchen, a spacious utility room adds practicality to daily life. For those who work from home, a dedicated study provides a quiet area to focus, ensuring that work and home life can coexist harmoniously. The property boasts two well-appointed bathrooms, catering to the needs of a busy household. Outside, the garden backs onto open ground, offering a peaceful retreat and a sense of privacy. The driveway and garage provide convenient off-road parking, making this home as practical as it is appealing. Located conveniently near local shops and amenities in Pilgrims Close, as well as being within reach of St. Francis School, this property is perfectly positioned for families. With its spacious layout and modern features, this home is a wonderful opportunity for those looking to settle in a vibrant community.

## ACCOMMODATION

### Ground Floor

#### Hallway:

Stairs to first floor with cupboard under.

#### Cloakroom:

Modern white suite comprising sink with cupboard under, WC, tiled walls and floor.

#### Sitting room:

17'1" x 12'2" (5.20m x 3.70m) Modern feature fireplace with electric fire, patio doors to conservatory.

#### Dining room:

12'2" x 8'7" (3.70m x 2.61m)

#### Conservatory:

13'5" x 9'9" (4.08m x 2.98m) Radiator, glass roof, double doors to rear garden

#### Study:

15'7" x 8'3" (4.76m x 2.52m)

#### Kitchen/breakfast room:

13'9" x 11'0" (4.20m x 3.35m) A refitted and comprehensive range of shaker style units with stainless steel furniture, incorporating a breakfast bar, electric double oven, gas hob with extractor hood over, integrated dishwasher, fridge and freezer, tiled floor.

#### Utility:

8'1" x 7'7" (2.47m x 2.30m) A range of matching cupboards, space and plumbing for appliances, boiler, tiled floor door to outside.

### First floor

#### Landing:

Hatch to loft space.

#### Bedroom 1:

15'3" x 9'10" (4.65m x 3.00m) Two built in wardrobes.

#### En-suite

Suite comprising shower cubicle, wash basin, WC, tiled walls and floor.

#### Bedroom 2:

8'9" x 7'7" (2.67m x 2.31m) Fitted wardrobe.

#### Bedroom 3:

8'5" x 8'4" (2.57m x 2.55m) Fitted wardrobe.

#### Bedroom 4:

8'9" x 8'2" (2.67m x 2.50m) Fitted wardrobe.

#### Bathroom:

Suite comprising bath with mixer tap and shower attachment, separate shower unit, wash basin, WC, storage cupboard, tiled walls and floor.

## OUTSIDE

### Front:

To the front of the property is a double-width driveway leading to the garage and adjacent lawned area enclosed by hedging, with side access to rear garden.

### Rear:

Approximately 40 ft x 37 ft. Patio area, lawned area, well stocked flower and shrub borders, enclosed by fencing, garden shed. 3 external power sockets, 2 at the back and one in the front, in the side alley.

### Garage:

17'0" x 8'8" (5.17m x 2.64m) Light and power, rear door.

## OTHER INFORMATION

### Tenure:

Freehold

### Approximate Age:

1983

### Approximate Area:

1635 sq ft / 151.7 sq m

### Sellers Position:

Looking for a forward purchase

### Heating:

Gas central heating

### Windows:

UPVC Double glazing

### Loft Space:

Partially boarded with connected ladder

### Infant/Junior School:

St Francis C of E Primary School

### Secondary School:

The Toynbee School

### Local Council:

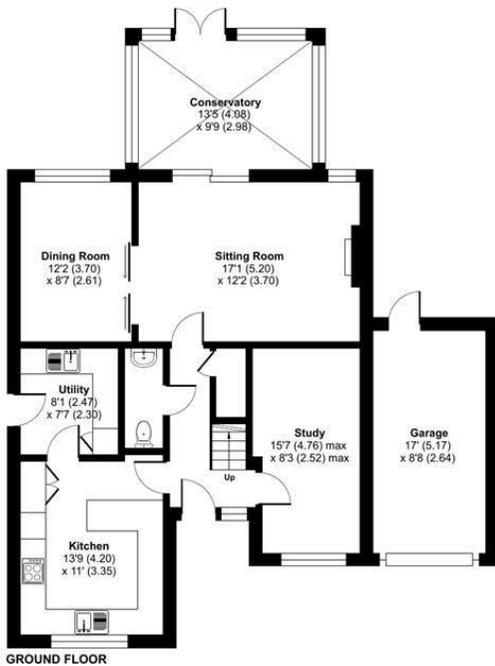
Test Valley Borough Council - 01264 368000

### Council Tax:

Band 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.



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D		60	73
(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 2nd Edition, Incorporating International Property Measurement Standards (IPMS2 Residential). © ritchiecom 2026. Produced for Sparks Ellison. REF: 1420481

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