



# 41 Maytree Road, Chandlers Ford, SO53 5RT

£450,000

Located in the desirable area of Hiltingbury, Chandlers Ford is this charming semi-detached house on Maytree Road. Set on a stunning plot of approximately 0.14 acres, the property boasts a magnificent rear garden measuring around 85' x 68' ideal for outdoor gatherings or simply enjoying the outdoors. Upon entering, you are welcomed into a spacious dual-aspect living room, which fills the space with natural light, creating a warm and inviting atmosphere. The re-fitted kitchen is both modern and functional, providing ample space for entertaining. An extension to the side of the house offers a versatile snug area, perfect for a home office or a cosy retreat. The property features three generous bedrooms, ensuring plenty of room for family or guests. The modern shower room is tastefully designed, adding to the overall appeal of the home. For those with vehicles, the property includes two garages at the rear and a driveway at the front, providing convenient parking options. Families will appreciate the excellent catchment area for Thornden and Hiltingbury schools, making this home an ideal choice for those with children. Local shops are within walking distance, and a short drive will take you to the centre of Chandlers Ford and the M3, ensuring easy access to surrounding areas. This delightful home on Maytree Road is a rare find, combining spacious living with a beautiful garden in a sought-after location. It is perfect for those looking to settle in a friendly community while enjoying the comforts of modern living.

## ACCOMMODATION

### Ground Floor

#### Reception Hall:

Stairs to first floor with cupboard under.

#### Cloakroom:

Wash basin, wc.

#### Sitting/Dining Room:

23'5" x 11'10" (7.15m x 3.61) Open Jet master fireplace, door to rear garden.

#### Snug/Study:

18'2" x 8' (5.54m x 2.44m) Patio door to rear garden.

#### Kitchen:

11'1" x 7'11" (3.37m x 2.42m) Re-fitted range of modern units, electric oven and combination oven/microwave, induction hob with extractor hood over, space and plumbing for appliances, door to rear garden.

### First Floor

#### Landing:

Hatch to loft space, cupboard housing boiler.

#### Bedroom 1:

13'11" x 9'10" (4.25m x 3.00m) Range of wall to wall fitted wardrobes.

#### Bedroom 2:

11'8" x 9'1" (3.55m x 2.78m)

#### Bedroom 3:

8'8" x 6'6" (2.65m x 1.98m) Built in wardrobe.

#### Shower Room:

Re-fitted modern suite comprising double width shower cubicle with glazed screen, wash basin with cupboard under WC.

## OUTSIDE

### Front Garden:

To the front of the property is a brick paved driveway affording off street parking and side access to rear garden.

### Rear Garden:

The rear garden is a particularly outstanding feature of the property with a maximum measurement of approximately 85'x 68'. The area is mainly laid to lawn together with a patio area and well stocked mature borders enclosed by hedging and fencing, greenhouse.

### Rear Access:

Vehicular access at the rear leads to a 5 bar gate and further driveway together with the two garages.

### Garages:

Garage one: light and power. Garage two: light and power.

## OTHER INFORMATION

### Tenure:

Freehold

### Approximate Age:

1964

### Approximate Area:

1135sqft/105.4sqm

### Sellers Position:

Looking for forward purchase

### Heating:

Gas central heating

### Windows:

UPVC double glazing

### Loft Space:

Ladder and light connected

### Infant/Junior School:

Hiltingbury Infant/Junior School

### Secondary School:

Thornden Secondary School

### Local Council:

Eastleigh Borough Council - 02380 688000

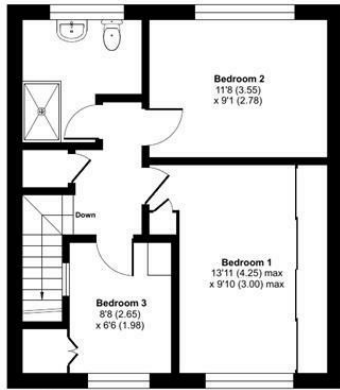
### Council Tax:

Band D

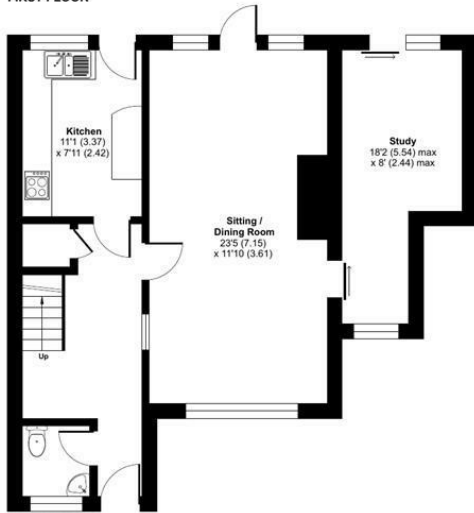
### Agents Note:

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 £20 + vat per person for these checks.

Ground Floor = 660 sq ft / 61.3 sq m  
 First Floor = 475 sq ft / 44.1 sq m  
 Total = 1135 sq ft / 105.4 sq m  
 For identification only - Not to scale



FIRST FLOOR



GROUND FLOOR



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C	74	80
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
<b>England &amp; Wales</b>	EU Directive 2002/91/EC	

Floor plan produced in accordance with RICS Property Measurement 2nd Edition, Incorporating International Property Measurement Standards (IPMS2 Residential). © nrichcom 2025. Produced for Sparks Ellison. REF: 1381330

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