



sparks ellison



3 Chestnut Rise, Chandler's Ford, SO53 3HL

£450,000

Nestled in the corner of this idyllic Georgian style cul de sac location, this immaculate three bedroom semi detached home offers multiple benefits and comfortable living. The home has been completely renovated internally and externally by its current owner to a high standard throughout, enjoying a large master bedroom with built in wardrobes, two more good sized bedrooms and a family bathroom with underfloor heating on the top floor. On the ground floor the property has a separate hallway, a beautiful open kitchen/dining/living space, a downstairs cloakroom and utility area. Externally, the rear garden has been landscaped, there is a garage, parking for two cars and front garden. The home is conveniently located and is within easy reach of a public house, shops, other amenities also providing easy access to the M3, the M27, Southampton Parkway, Eastleigh train station and Southampton Airport.

ACCOMMODATION

GROUND FLOOR

Entrance Hall:

Stairs to first floor with under stairs cupboard.

Cloakroom:

White suite comprising wash basin with cupboard under, W.C.

Sitting Room:

18'6" into bay x 11'4" (5.65m into bay x 3.46m) Large bay window, fireplace.

Kitchen/Dining Room:

28' x 9'7" (8.54m x 2.93m) Beautiful re-fitted kitchen comprising integrated oven with electric hob, fridge, freezer, water softener, dining area with bi- fold doors into the garden.

Utility Area:

Integrated washing machine and tumble dryer, cupboard housing boiler, side door into rear garden.

FIRST FLOOR

Landing:

Access to loft space.

Bedroom 1:

12'2" x 11'3" (3.72m x 3.42m) Two built in single wardrobes and one double.

Bedroom 2:

10'5" x 9'11" (3.18m x 3.03m)

Bedroom 3:

9'8" x 7'5" (2.95m x 2.27)

Bathroom:

Suite comprising white basin with grey cupboard under, bath with shower overhead, W.C, extractor, underfloor heating.

OUTSIDE

Front:

Parking in tandem for 2 cars, area laid to Lawn. EV charging point.

Rear Garden:

Garden has been landscaped in 2020 and has an upper and lower tier. The top tier comprises of a patio area with various shrubs whilst the lower tier comprises of patio and artificial grass. There is a rear and side access.

Garage:

Single garage with electric door and power.

OTHER INFORMATION

Tenure:

Freehold

Approximate Age:

1970's

Approximate Area:

97.1sqm/1046sqft

Sellers Position:

Looking for forward purchase

Heating:

Gas central heating with electric under floor heating in bathroom

Loft Space:

Partially boarded with ladder and light connected

Infant/Junior School:

Nightingale Primary School

Secondary School:

Crestwood Community School

Council Tax:

Band C

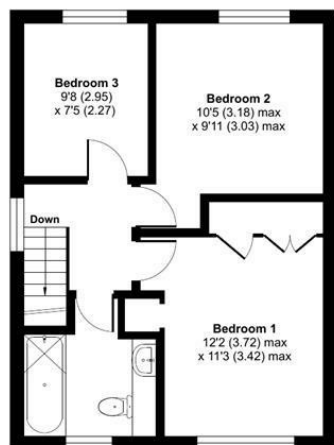
Local Council:

Eastleigh Borough Council - 02380 688000

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 = 583 sq ft / 54.1 sq m  
 First Floor = 463 sq ft / 43 sq m  
 Total = 1046 sq ft / 97.1 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) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
<b>England &amp; Wales</b>	EU Directive 2002/91/EC	

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While we endeavour to make our sales particulars fair, accurate and reliable, they are only a general guide to the property and, accordingly, if there is any point which is of particular importance to you please contact the office and we will be pleased to check it for you, especially if you are contemplating travelling some distance to view the property. These approximate room sizes are only intended as general guidance. You must verify the dimensions carefully before ordering carpets or any built in furniture. Please note we have not tested the services or any of the equipment or appliances in this property, accordingly we strongly advise prospective buyers to commission their own survey or service report before finalising their offer to purchase. These particulars are issued in good faith but do not constitute representations of fact or form part of any offer or contract. The matters referred to in these particulars should be independently verified by prospective buyers or tenants. Neither Sparks Ellison nor any of its employees or agents has any authority to make or give any representation or warranty whatever in relation to this property. Your home is at risk if you do not keep up repayments on a mortgage or other loan secured on it. Written quotations available on request. All loans secured on property. Life assurance usually required.





