



sparks ellison

8 Sir Galahad Road, Chandler's Ford, SO53 4HH

£750,000

A modern five bedroom detached family home situated in a private cul-de-sac. The property provides well-proportioned rooms and a well-designed family layout. Upstairs the property benefits from five bedrooms, family bathroom, Bedroom 1 benefits from a dressing area and en-suite. Downstairs the property features an entrance hall, cloakroom, dining room, Sitting room leading to a conservatory, kitchen breakfast room with a separate utility room and an integral double garage. The rear garden is a pleasant size and to the front there is parking for multiple cars. The property also sits within catchment for Knightwood and Thornden Schools.

ACCOMMODATION

Ground Floor

Sitting Room:
17'7" x 11'11" (5.36m x 3.63m) Gas fire, doors leading to conservatory.

Conservatory:
10' x 9'11" (3.05m x 3.02m) door to rear garden.

Study:
7'10" x 6'11" (2.39m x 2.11m)

Dining Room:
11'9" x 9'8" (3.58m x 2.95m)

Cloakroom:
5'9" x 4'1" (1.75m x 1.24m) w/c, and wash basin.

Kitchen/Breakfast Room:
9'1" x 10'7" (2.77m x 3.23m) Base and eye level units, eye level electric double oven, gas hob with extractor hood over, dishwasher, fridge/freezer.

Utility Room:
7'1" x 5'6" (2.16m x 1.68m) Washing machine, tumble dryer, door to side access.

First Floor

Bedroom 1:
16'11" x 13'7" (5.16m x 4.14m)

Dressing Area:
8'11" x 4'5" (2.72m x 1.35m) Two built in wardrobes

En-Suite:
Double length walk in shower, w/c, his & hers wash basins.

Bedroom 2:
12'1" x 10'11" (3.68m x 3.33m)

Bedroom 3:
12'1" x 11'10" (3.68m x 3.61m)

Bedroom 4:
10'10" x 8'7" (3.30m x 2.62m)

Bedroom 5:
8'8" x 8' (2.64m x 2.44m)

Bathroom:
8'3" x 8' (2.51m x 2.44m) Single walk-in shower, bath, w/c, wash basin.

OUTSIDE

Front:
Driveway providing off road parking, area laid to lawn with flower and shrub border, gated side access to rear garden.

Rear Garden:
The rear garden measures approximately 38' x 35'. Patio area, area laid to lawn surrounded by flower and shrub borders, central flower bed, enclosed by fencing, side gated access to the front of property.

Double Garage:
17'1" x 16'10" (5.21m x 5.13m) Light and power, boiler, up and over doors of which one is electric.

OTHER INFORMATION

Tenure:
Freehold

Approximate Age:
1998

Approximate Area:
2291sqft/212.8sqm (including garage and limited use areas)

Sellers Position:
Looking for a forward purchase

Heating:
Gas central heating

Windows:
UPVC double glazing

Loft Space:
Partially boarded with ladder and light connected

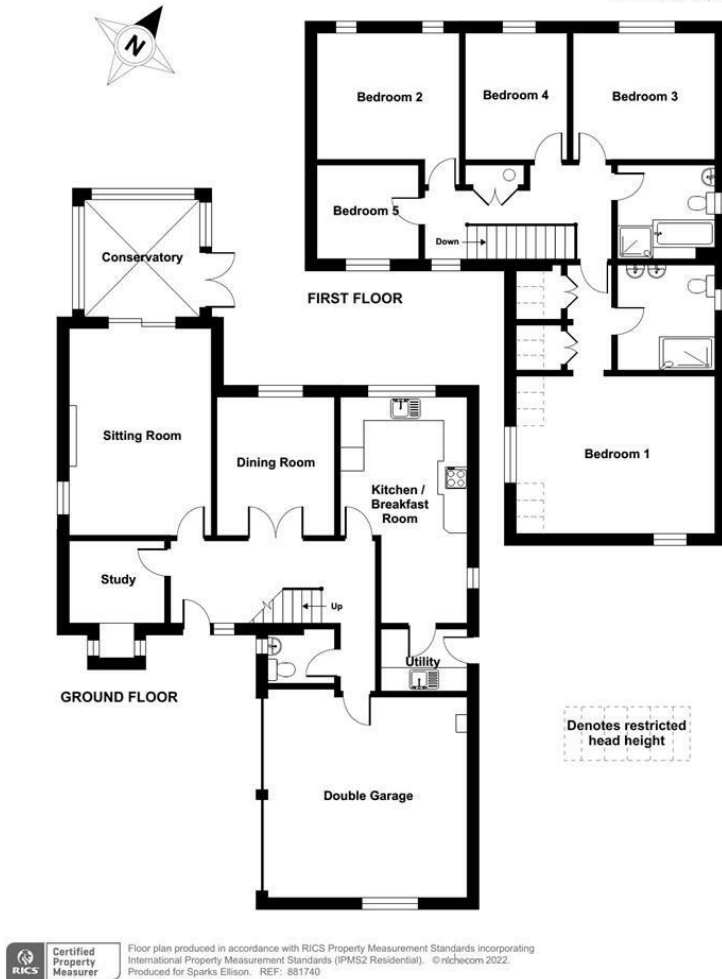
Infant/Junior School:
Knightwood Primary School/St Francis C of E School

Secondary School:
Thornden Secondary School

Local Council:
Test Valley Borough Council - 01264 368000

Council Tax:
Band F - 2700.55 22/23

Ground Floor = 940 sq ft / 87.3 sq m
 First Floor = 1016 sq ft / 94.4 sq m
 Garage = 295 sq ft / 27.4 sq m
 Limited Use Area(s) = 40 sq ft / 3.7 sq m
 Total = 2291 sq ft / 212.8 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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