



7 Saracens Road, Chandler's Ford, SO53 2NT

OIEO £550,000

Located on Saracens Road in Chandler's Ford, this delightful four-bedroom detached home offers well-balanced accommodation ideal for family living. The ground floor features a spacious open-plan kitchen and breakfast room, designed for everyday use and entertaining, along with a large utility room which accommodates a downstairs shower room with a WC for added practicality. Upstairs, there are four well-proportioned bedrooms arranged to provide comfort and privacy. Outside, the property benefits from a well-maintained, private, landscaped rear garden, suitable for both relaxation and family use. The house is well positioned for local schools, amenities and green spaces, this home has been beautifully presented throughout and ready for any buyer to move straight in.

ACCOMMODATION

Ground Floor

Entrance Hall:

Stairs to first floor, with cupboard under.

Sitting/Dining Room:

18'8" x 15'11" (5.70m x 4.86m) Feature fireplace, built in shelving and cupboards, dual aspect windows.

Kitchen/Breakfast Room:

17'3" x 12'5" (5.27m x 3.79m) Range of units with space for cooker/hob with extractor hood over, space and plumbing for dishwasher, space for fridge/freezer, sink and breakfast bar, space for sofa or dining table and chairs., door to rear garden

Study:

6'2" x 4'11" (1.88m x 1.49m)

Utility Room:

13'4" x 9'8" (4.07m x 2.95m) Range of built in units with sink, space for washing machine and tumble dryer, door to outside.

Shower Room:

White suite comprising a shower cubicle, WC and wash basin.

Storage:

First Floor

Landing:

Access to loft space and airing cupboard.

Bedroom 1:

15'4" x 9'5" (4.69m x 2.87m)

Bedroom 2:

11'11" x 9'1" (3.62m x 2.78m)

Bedroom 3:

11'11" x 9'1" (3.63m x 2.78m)

Bedroom 4:

10'6" x 9'4" (3.20m x 2.84m)

Family Bathroom:

White suite comprising bath with shower over, wash basin with cupboard under and WC.

OUTSIDE

Front:

Paved driveway affording parking for two cars and lawn area.

Rear Garden:

Paved path leading to a barked area at the rear of the property, a raised decking area for entertaining, lawned area leading to a patio area ideal for outdoor furniture, raised flower bed, enclosed by fencing, shed.

OTHER INFORMATION

Tenure:

Freehold

Approximate Age:

1970's

Approximate Area:

123.3sqm/1328sqft

Sellers Position:

Found forward purchase with no onward chain

Heating:

Gas central heating

Windows:

UPVC double glazing

Loft Space:

Partially boarded with light connected

Infant/Junior School:

Scantabout Primary School

Secondary School:

Thornden Secondary School

Local Council:

Eastleigh Borough Council - 02380 688000

Council Tax:

Band E

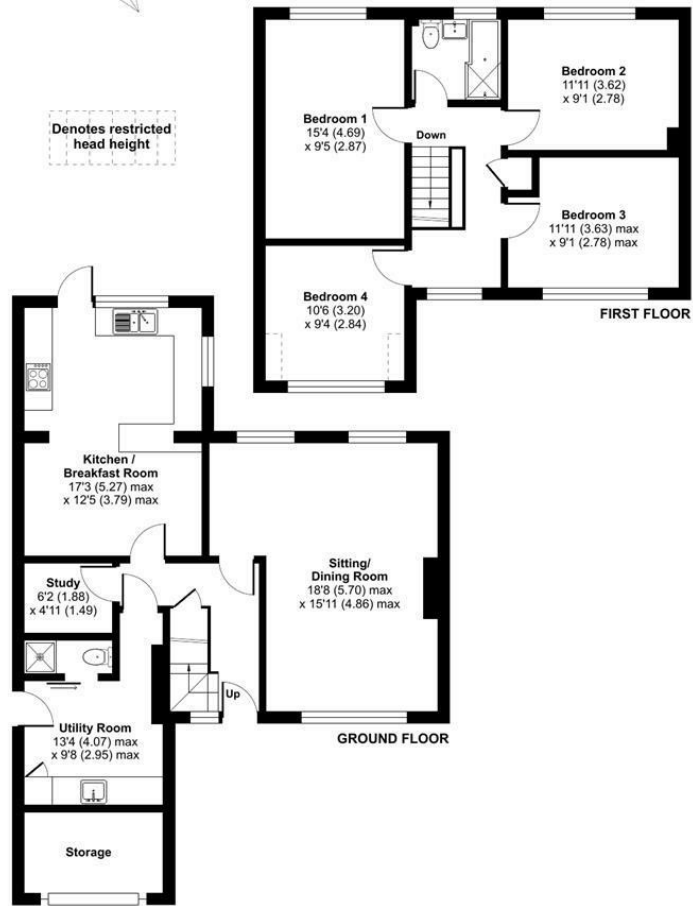
Agents Note:

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 = 727 sq ft / 67.5 sq m
 First Floor = 594 sq ft / 55.2 sq m
 Limited Use Area(s) = 7 sq ft / 0.6 sq m
 Total = 1328 sq ft / 123.3 sq m
 For identification only - Not to scale



Denotes restricted head height



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	59	73
	EU Directive 2002/91/EC	

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