



sparks ellison

17 Lake Road, Chandler's Ford, SO53 1EZ

£1,150,000

A fantastic five bedroom detached family home situated in one of Chandler's Ford's most sought after roads fronting onto Hiltngbury lakes. Presented in wonderful order throughout, the property has undergone extensive refurbishment over recent years which includes two new bathrooms, a new roof , a garage conversion and a Zinc clad kitchen extension. There is also an alarm system and CCTV. Externally there is a permanent outdoor kitchen construction providing excellent space for family entertaining. Lake Road sits within catchment for Thornden School.

ACCOMMODATION

GROUND FLOOR

Reception Hall:

Stairs to first floor.

Cloakroom:

5'3" x 2'9" (1.60m x 0.84m) White suite with chrome fitments comprising wash hand basin, WC.

Sitting Room:

15'8" into bay x 12'11" (4.78m into bay x 3.94m) Fireplace with inset log burner.

Family Room:

24' x 12'5" (7.32m x 3.78m) (Log burner not included).

Games Room:

17'6" x 12'5" (5.33m x 3.78m)

Boot Room:

6'10" x 6'9" (2.08m x 2.06m)

Walk in storage cupboard:

8'3" x 4'9" (2.51m x 1.45m)

Kitchen/Breakfast Room:

27'5" x 11'5" max (8.36m x 3.48m max) Space for Range style cooker, space for American style fridge freezer, integrated dishwasher, integrated washing machine, built in microwave, fitted extractor hood, space for table and chairs.

FIRST FLOOR

Landing:

Access to loft space, built-in storage cupboard.

Bedroom 1:

12'6" plus bay x 11'9" (3.81m plus bay x 3.58m) Range of fitted wardrobes along one wall.

En-Suite:

7'6" x 7'4" (2.29m x 2.24m) White suite with chrome fitments comprising shower cubicle, twin wash hand basins with drawers under, WC, electric underfloor heating, tiled walls, tiled floor.

Bedroom 2:

17'7" x 10'11" (5.36m x 3.33m)

Bedroom 3:

11'6" x 8'2" (3.51m x 2.49m)

Bedroom 4:

11'4" x 8' (3.45m x 2.44m)

Bedroom 5:

9' x 7'11" (2.74m x 2.41m)

Bathroom:

12'4" x 7'9" (3.76m x 2.36m) White suite with chrome fitments comprising shower in cubicle, bath, wash hand basin with drawers under, WC, storage shelves, concealed cupboard housing hot water tank and boiler, concealed access to eaves, electric underfloor heating.

OUTSIDE

Front:

Area laid to lawn, block paved driveway to front door, side pedestrian access to rear garden, planted bed, block paved driveway providing off road parking for 3/4 vehicles.

Rear Garden:

Measures approximately 86' x 48' and comprises paved patio area, area laid to lawn, range of plants and bushes, brick built outdoor kitchen area with fitted barbecue, two garden sheds.

OTHER INFORMATION

Tenure:

Freehold

Approximate Age:

1930

Approximate Area:

213.3sqm/2297sqft

Sellers Position:

Found forward purchase

Heating:

Gas central heating

Windows:

UPVC and Aluminium double glazed windows

Loft Space:

Partially boarded with ladder and light connected

Infant/Junior School:

Chandler's Ford Infant/Merdon Junior School

Secondary School:

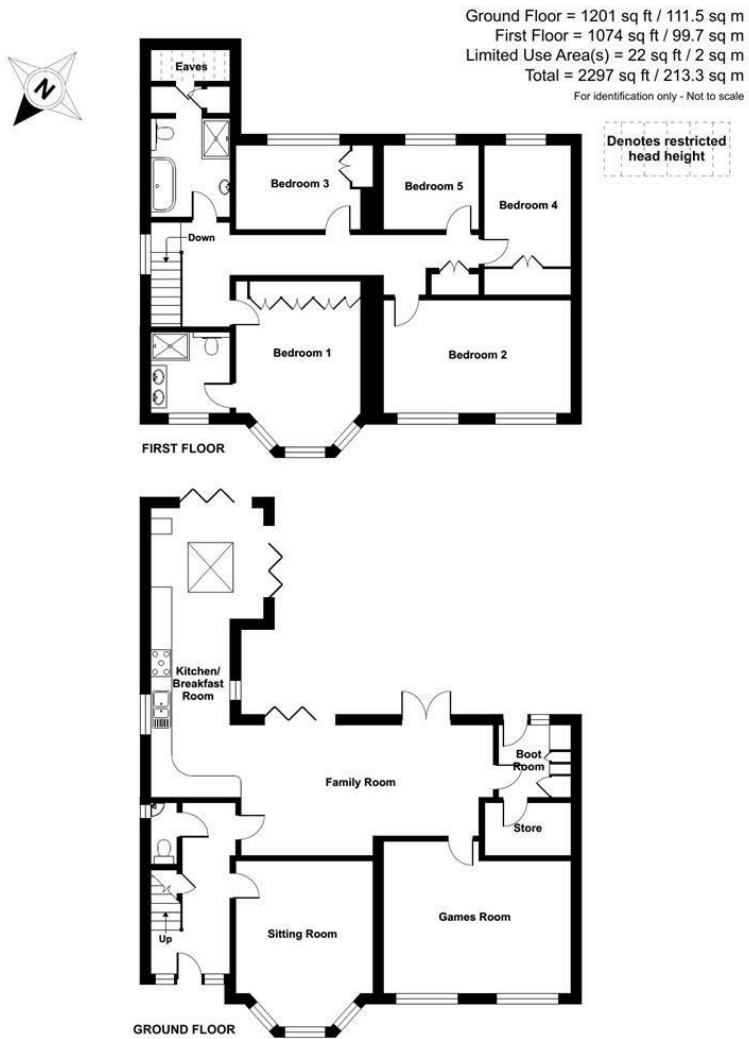
Thornden Secondary School

Council Tax:

Band F - £2,709.81 22/23

Local Council:

Eastleigh Borough Council - 02380 688000



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			
(69-80) C		68	76
(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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