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12 Thirlstane Firs, Chandler's Ford, SO53 4NX Offers In Excess Of £350,000

Located in the quiet cul-de-sac of Thirlstane Firs, this delightful semi-detached home in Chandler's Ford is a true gem. Well presented throughout, the property boasts a spacious reception room, perfect for both relaxation and entertaining. With three well-proportioned bedrooms, this residence offers ample space for families or those seeking a home office. The modern, re-fitted shower room adds a touch of contemporary elegance, ensuring convenience and style. The property also features a driveway and a garage, providing practical solutions for parking and storage. Situated on the edge of Valley Park, this home enjoys a peaceful setting while being within walking distance to St. Francis School, as well as the shops and amenities located in Pilgrims Close. For those who require easy access to the centre of Chandler's Ford and its excellent communication links, this location is ideal. This semi-detached house is not just a home; it is a lifestyle choice, offering a perfect blend of comfort, convenience, and community. Whether you are a first-time buyer or looking to settle down in a family-friendly area, this property is sure to meet your needs.

ACCOMMODATION

Ground Floor

Entrance hall:

Sitting/dining room:
22'8" x 15'2" (6.91m x 4.62m) Double doors to rear garden, gas fire.

Kitchen:
10'9" x 7'2" (3.28m x 2.18m) Range of units, electric double oven, gas hob with extractor hood over, space and plumbing for further appliances, boiler, door to rear garden.

First floor

Landing:
Hatch to loft space.

Bedroom 1:
11'2" x 8'8" (3.40m x 2.64m) Fitted wardrobe.

Bedroom 2:
11'3" x 8'7" (3.43m x 2.62m)

Bedroom 3:
8'2" x 6'3" (2.49m x 1.91m)

Shower room:
Refitted modern suite comprising double width corner shower cubicle, wash basin, WC.

OUTSIDE

Front:
To the front and side of the property is a good sized area of garden, and adjacent to this a driveway leads to the garage with side access to rear garden.

Rear:
The rear garden measures approximately 37ft into the corner and comprises of a patio area and lawned area, enclosed by fencing.

Garage:
17'9" x 8'11" (5.41m x 2.72m) Light and power.

OTHER INFORMATION

Tenure:
Freehold

Approximate Age:
1980's

Approximate Area:
877 sq ft / 81.5 sq m

Sellers Position:
No forward chain

Heating:
Gas central heating

Windows:
UPVC double glazing

Loft Space:
Partially boarded, connected light.

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

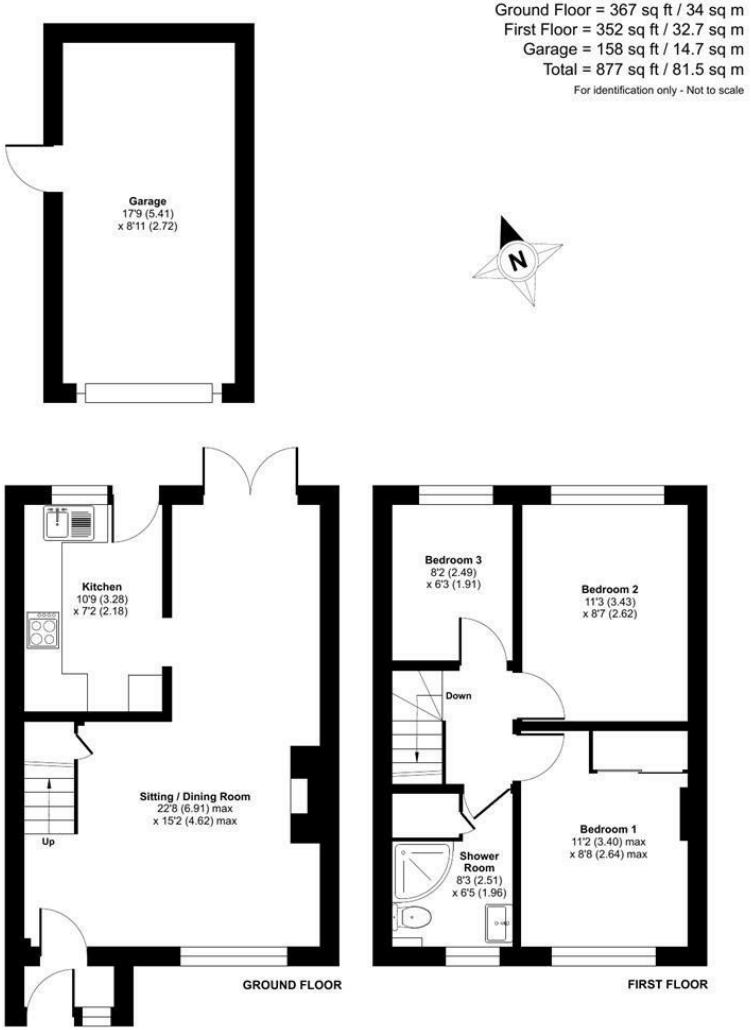
Secondary School:
The Toynbee School

Local Council:
Test Valley Borough Council - 01264 368000

Council Tax:
Band C

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 = 367 sq ft / 34 sq m
First Floor = 352 sq ft / 32.7 sq m
Garage = 158 sq ft / 14.7 sq m
Total = 877 sq ft / 81.5 sq m
For identification only - Not to scale



Floor plan produced in accordance with RICS Property Measurement 2nd Edition, Incorporating International Property Measurement Standards (IPMS2 Residential). ©nichecom 2026. Produced for Sparks Ellison. REF: 1439072

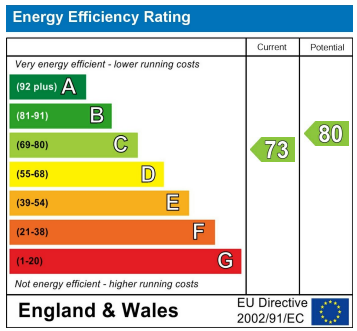












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The Property Ombudsman
NAEA National Association of Estate Agents

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