



23 Heathfield Road, Chandler's Ford, SO53 5RP

£500,000

Beautifully presented four bedroom detached house positioned within the catchment for the popular Hiltingbury infant and Junior and Thornden secondary schools. The property is excellently presented throughout and boasts re-fitted bathroom, kitchen and ground floor cloakroom.

ACCOMMODATION

GROUND FLOOR

Entrance Hall:
Stairs to first floor.

Cloakroom:
6'3" x 3'5" (1.91m x 1.04m)

Sitting Room:
20' x 11' (6.10m x 3.35m) Sliding doors to conservatory.

Conservatory:
11'10" x 6'4" (3.61m x 1.93m) UPVC double glazed conservatory overlooking the rear garden.

Kitchen/Dining Room:
20'1" x 11'2" (6.12m x 3.40m) Comprehensively re-fitted kitchen with modern matching base and eye level units, space and provision for a variety of kitchen appliances. Generous space for dining room table and chairs.

FIRST FLOOR

Landing:

Bedroom 1:
11'1" x 10'9" (3.38m x 3.28m) Built in wardrobes.

Bedroom 2:
10'11" x 10'9" (3.33m x 3.28m)

Bedroom 3:
10'11" x 8'10" (3.33m x 2.69m)

Bedroom 4:
10'11" x 9'1" (3.33m x 2.77m)

Bathroom:
8'1" x 5'6" (2.46m x 1.68m) Re-fitted bathroom comprising matching three piece suite with shower over panel enclosed bath, WC and wash hand basin.

OUTSIDE

Front:
Block paved driveway providing off-road parking for a number of vehicles. Area laid to lawn.

Rear Garden:
Enclosed rear garden with pleasant westerly aspect, mainly laid to lawn.

Garage:
17'8" x 8'3" (5.38m x 2.51m)

OTHER INFORMATION

Tenure:
Freehold

Approximate Age:
1970's

Approximate Area:
130.8sqm/1410sqft including garage

Sellers Position:
Looking for forward purchase

Heating:
Gas central heating

Windows:
UPVC double glazed windows

Infant/Junior School:
Hiltingbury Infant/Junior School

Secondary School:
Thornden Secondary School

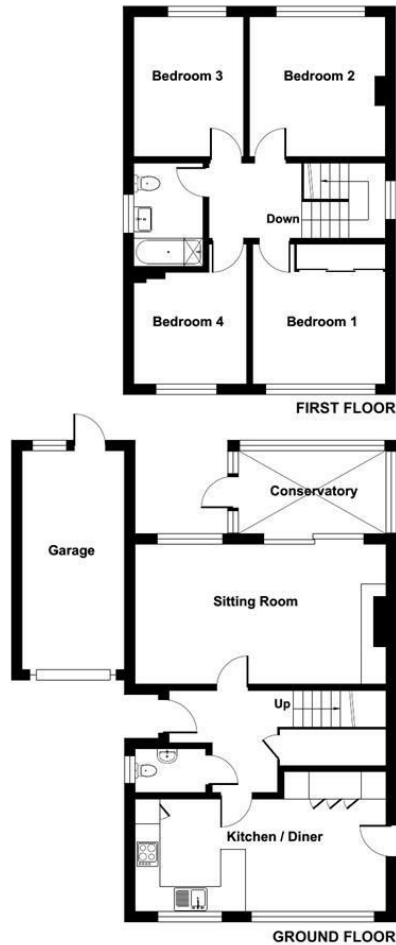
Council Tax:
Band E

Local Council:
Eastleigh Borough Council - 02380 688000



Ground Floor = 678 sq ft / 62.9 sq m
 First Floor = 589 sq ft / 54.7 sq m
 Garage = 143 sq ft / 13.2 sq m
 Total = 1410 sq ft / 130.8 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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