



sparks ellison

18 Hocombe Drive, Chandler's Ford, SO53 5QE

£695,000

An attractive and well presented four bedroom detached chalet style property situated in a popular road on the edge of Hiltingbury. This welcoming home offers a degree of flexibility due to its layout and provides well proportioned accommodation that has been updated during the current owners tenure. The ground floor benefits from a modern kitchen/breakfast room, two reception rooms, a conservatory, two bedrooms and a shower room. The first floor boasts an en-suite bedroom and a further bedroom. Externally, the property is approached by a well kept block paved driveway with parking for several vehicles. The garden has been attractively landscaped giving great kerb appeal. An attractive, southerly facing rear garden provides a welcome retreat for external dining and relaxing. There is the added benefit of a large single garage. Hocombe Drive sits within catchment for Hiltingbury and Thornden Schools.

ACCOMMODATION

Ground Floor

Entrance Hall:

Stairs to first floor, built in airing cupboard housing hot water tank.

Sitting Room:

17'11" x 12'0" (5.47m x 3.66m) Fireplace surround and hearth with inset coal effect gas fire.

Dining Room:

11'11" x 10'11" (3.63m x 3.33m)

Conservatory:

13'3" x 11'0" (4.03m x 3.35m)

Kitchen/Breakfast Room:

15'0" x 11'2" (4.56m x 3.40m) Built in double oven, built in gas hob, fitted extractor hood, boiler in cupboard, space and plumbing for washing machine, space for fridge freezer, space for table and chairs.

Shower Room:

Comprising a shower cubicle, wash hand basin with cupboard and drawers under, WC.

Bedroom 1:

14'9" x 10'11" (4.50m x 3.33m) Two built in wardrobes.

Study/Bedroom 4:

8'10" x 7'10" (2.70m x 2.38m)

First Floor

Bedroom 2:

11'1" x 10'11" (3.38m x 3.33m) Built in wardrobe.

En-suite:

Comprising bath, wash hand basin, WC, access to eaves.

Bedroom 3:

11'2" x 7'10" (3.40m x 2.39m)

OUTSIDE

Front:

Large area laid to shingle, planted beds, mature tree, further planted bed, block paved driveway providing off road parking for several vehicles, side access to rear garden.

Rear Garden:

Measures approximately 50' x 45' and comprises area laid to lawn, paved patio area, area laid to shingle, planted beds, mature tree, outside tap

Garage:

17'11" x 9' (5.46m x 2.74m) with twin doors, power and light.

OTHER INFORMATION

Tenure:

Freehold

Approximate Age:

1960's

Approximate Area:

1618 sq ft / 150.2 sq m

Sellers Position:

Looking for a forward purchase

Heating:

Gas central heating

Windows:

UPVC double glazing

Infant/Junior School:

Hiltingbury Infant School / Hiltingbury Junior School

Secondary School:

Thornden School

Local Council:

Eastleigh Borough Council - 02380 688000

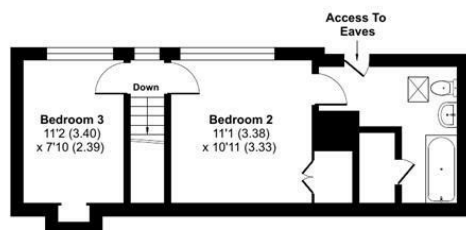
Council Tax:

Band E

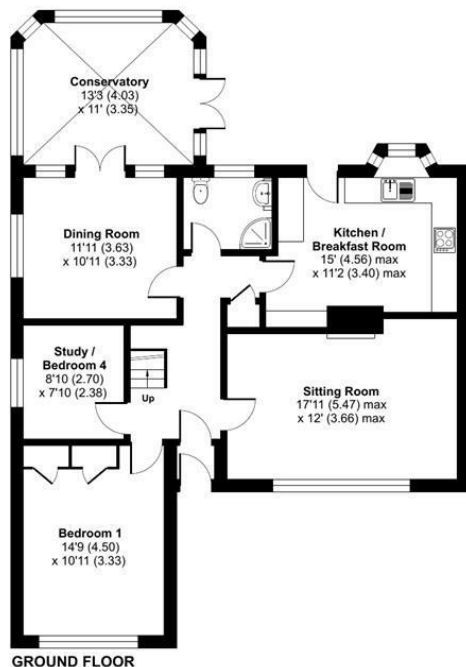
Agents Note:

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.

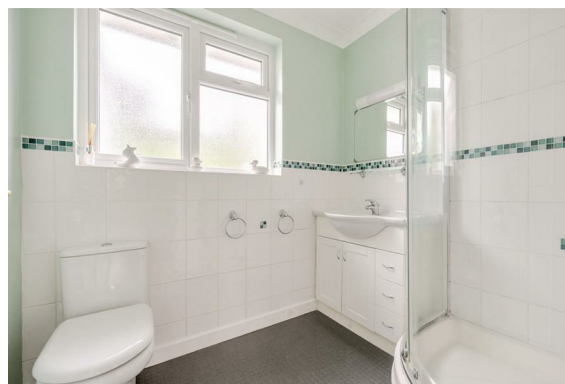
Ground Floor = 1084 sq ft / 100.7 sq m
 First Floor = 372 sq ft / 34.5 sq m
 Garage = 162 sq ft / 15 sq m
 Total = 1618 sq ft / 150.2 sq m
 For identification only - Not to scale



FIRST FLOOR



GROUND FLOOR



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	

94 Winchester Road, Chandler's Ford, Hampshire, SO53 2GJ

Sales: t: 02380 255333 e: property@sparksellison.co.uk

Lettings: t: 02380 018518 e: lettings@sparksellison.co.uk

While we endeavour to make our sales particulars fair, accurate and reliable, they are only a general guide to the property and, accordingly, if there is any point which is of particular importance to you please contact the office and we will be pleased to check it for you, especially if you are contemplating travelling some distance to view the property. These approximate room sizes are only intended as general guidance. You must verify the dimensions carefully before ordering carpets or any built in furniture. Please note we have not tested the services or any of the equipment or appliances in this property, accordingly we strongly advise prospective buyers to commission their own survey or service report before finalising their offer to purchase. These particulars are issued in good faith but do not constitute representations of fact or form part of any offer or contract. The matters referred to in these particulars should be independently verified by prospective buyers or tenants. Neither Sparks Ellison nor any of its employees or agents has any authority to make or give any representation or warranty whatever in relation to this property. Your home is at risk if you do not keep up repayments on a mortgage or other loan secured on it. Written quotations available on request. All loans secured on property. Life assurance usually required.



