



sparks ellison

32 Ashdown Road, Chandler's Ford, SO53 5QW

£525,000

A four bedroom detached family home with well proportioned rooms and well planned accommodation for family living. The master bedroom benefits from an en-suite shower room, with three bedrooms sharing the family bathroom. On the ground floor there is a sitting room, study and a large kitchen/breakfast room along with a utility room and garage. Externally there is a good degree of off road parking and a pleasant rear garden. The property sits within catchment for both Hiltingbury and Thornden Schools.

ACCOMMODATION

GROUND FLOOR

- Entrance Hall:**  
Stairs to first floor, under stairs storage cupboard.
- Cloakroom:**  
6'3" x 2'8" (1.91m x 0.81m) White suite with chrome fitments comprising wash hand basin, WC.
- Sitting Room:**  
13'7" x 10'11" (4.14m x 3.33m) Fireplace surround and hearth with inset coal effect gas fire.
- Study:**  
10'11" x 7'5" (3.33m x 2.26m)
- Kitchen/Breakfast Room:**  
17'4" x 15'5" (5.28m x 4.70m) Comprising twin built in ovens, built in gas hob, integrated dishwasher, integrated fridge freezer, space for table and chairs, boiler in cupboard.
- Utility Room:**  
11'4" x 5'6" (3.45m x 1.68m) Comprising space and plumbing for washing machine and space for tumble dryer.

FIRST FLOOR

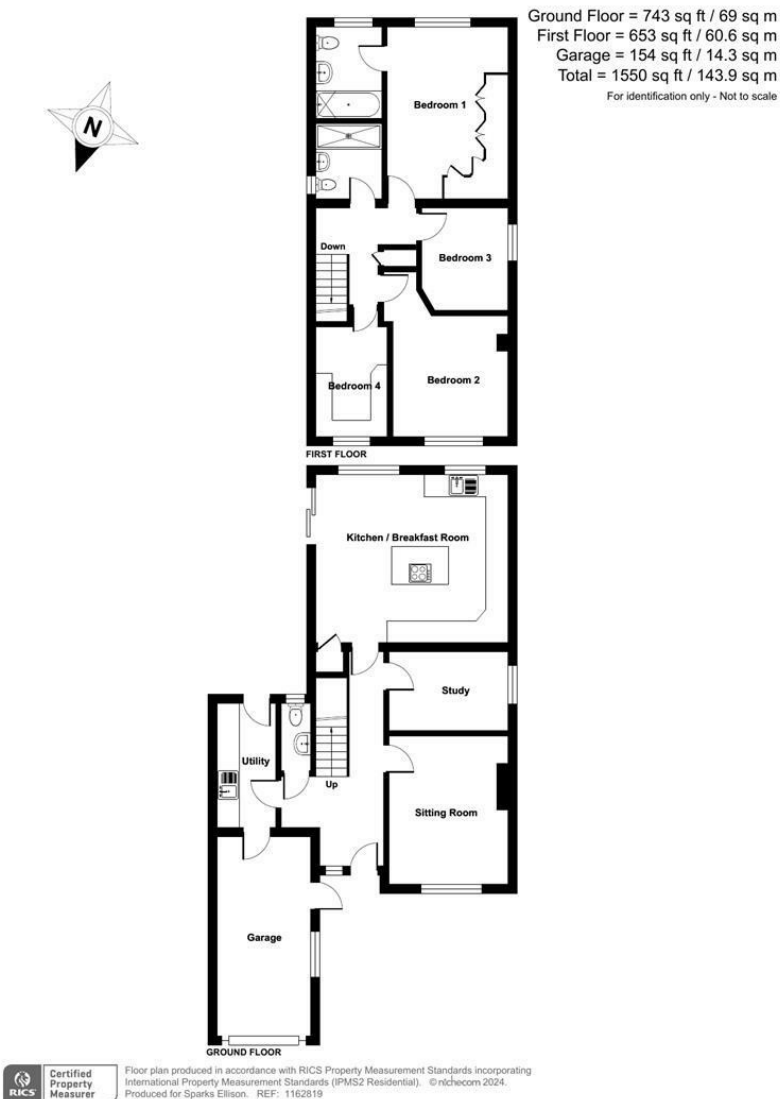
- Landing:**  
Access to loft space, built in airing cupboard.
- Bedroom 1:**  
15'7" x 11' (4.75m x 3.35m) Fitted wardrobes.
- En-suite:**  
7'9" x 5'10" (2.36m x 1.78m) Comprising bath with shower over, wash hand basin, wc.
- Bedroom 2:**  
11'3" plus recess to door x 10'6" (3.43m plus recess to door x 3.20m)
- Bedroom 3:**  
9'8" x 8'2" (2.95m x 2.49m)
- Bedroom 4:**  
9'10" x 7' (3.00m x 2.13m) Range of built in furniture incorporating hanging, cupboard and drawer space.
- Shower Room:**  
6'9" x 6' (2.06m x 1.83m) Comprising open ended shower enclosure, wash hand basin, wc.

OUTSIDE

- Front:**  
Area laid to lawn, area laid to gravel, Driveway affording parking for several cars.
- Rear Garden:**  
The rear garden measures 31' x 29' with area laid to lawn, paved patio area, outside tap. A particular feature is a wooden cabin measuring 16'5" x 8' and could be utilised in a number of ways depending on buyers requirements.
- Garage:**  
18'2" x 8'8" (5.54m x 2.64m) Up and over door, power and light.

OTHER INFORMATION

- Tenure:**  
Freehold
- Approximate Age:**  
1963
- Approximate Area:**  
1550sqft/143.9sqm
- Sellers Position:**  
Looking for forward purchase
- Heating:**  
Gas central heating
- Windows:**  
UPVC double glazed windows
- Loft Space:**  
Partially boarded with light connected
- Infant/Junior School:**  
Hiltingbury Infant/Junior School
- Secondary School:**  
Thornden Secondary School
- Council Tax:**  
Band E
- Local Council:**  
Eastleigh Borough Council - 02380 688000



| Energy Efficiency Rating                    |                         |           |
|---------------------------------------------|-------------------------|-----------|
|                                             | Current                 | Potential |
| Very energy efficient - lower running costs |                         |           |
| (92 plus) <b>A</b>                          |                         |           |
| (81-91) <b>B</b>                            |                         | <b>82</b> |
| (69-80) <b>C</b>                            | <b>68</b>               |           |
| (55-68) <b>D</b>                            |                         |           |
| (39-54) <b>E</b>                            |                         |           |
| (21-38) <b>F</b>                            |                         |           |
| (1-20) <b>G</b>                             |                         |           |
| Not energy efficient - higher running costs |                         |           |
| <b>England &amp; Wales</b>                  | EU Directive 2002/91/EC |           |

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

Sales: t: 02380 255333 e: [property@sparksellison.co.uk](mailto:property@sparksellison.co.uk)

Lettings: t: 02380 018518 e: [lettings@sparksellison.co.uk](mailto: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.

