



sparks ellison

# 138 Hiltingbury Road, Chandler's Ford, SO53 5NS

£525,000

Located in the highly sought after Hiltingbury area in Chandler's Ford, this delightful detached bungalow presents an excellent opportunity for those seeking potential and convenient lifestyle. With two well-proportioned bedrooms and a spacious reception room, this double fronted property is perfect for small families, couples, or individuals looking to downsize. The bungalow is ideally situated within easy reach of local shops on both Hiltingbury Road and Ashdown Road, ensuring that everyday amenities are just a short stroll away. For those who enjoy the outdoors, the picturesque Hiltingbury Lakes and community centre are within walking distance, providing a lovely setting for leisurely walks and community activities. Additionally, the property is conveniently located near schools, making it an excellent choice for families. Set on an approximately 0.15 acre plot, the bungalow boasts an attractive rear garden measuring 83' x 39'. This outdoor space offers a wonderful opportunity for gardening enthusiasts or those who simply wish to enjoy the tranquillity of their own private retreat. Furthermore, the property holds enormous potential for expansion, allowing for the possibility of creating a larger family home, subject to the necessary planning permissions. With no forward chain, this bungalow is ready for its new owners to move in and make it their own. Whether you are looking to invest in a property with great potential or seeking a peaceful home in a desirable location, this bungalow on Hiltingbury Road is not to be missed.

## ACCOMMODATION

### Ground Floor

#### Entrance porch

#### Reception hall:

Hatch to loft space, storage cupboard.

#### Sitting room:

21'8" x 12'1" (6.61m x 3.69m) Fireplace with electric fire, door to rear garden.

#### Kitchen:

11'7" x 10'4" (3.52m x 3.15m) Range of units, gas hob with extractor hood over, integrated fridge freezer and dishwasher, electric double oven, cupboard housing boiler.

#### Shower room:

Suite comprising shower cubicle, wash basin with cupboard under, WC.

#### Bedroom 1:

12'0" x 11'11" (3.66m x 3.63m) Built in wardrobes, airing cupboard, bow window.

#### Bedroom 2:

10'6" x 10'2" (3.21m x 3.10m) Built in wardrobe.

#### Utility room:

8'0" x 7'1" (2.44m x 2.16m) Space and plumbing for washing machine, door to rear garden.

## OUTSIDE

### Front:

To the front of the property is a central driveway flanked by lawn areas and planted borders. Side access to rear garden.

### Rear:

An attractive feature of the property measuring approximately 83 ft x 39 ft. Adjoining the property is a patio leading onto a good sized lawn area, interspersed and surrounded by well stocked borders and enclosed by hedging and fencing. Greenhouse and garden shed.

### Garage:

15'4" x 8'2" (4.67m x 2.50m) Lighting, power.

## OTHER INFORMATION

### Tenure:

Freehold

### Approximate Age:

1950

### Approximate Area:

972 sq ft / 90.2 sq m

### Sellers Position:

No forward chain

### Heating:

Gas central heating

### Windows:

UPVC double glazing

### Loft Space:

Partially boarded, ladder connected, light connected

### Infant/Junior School:

Hiltingbury Infant School / Hiltingbury Junior School

### Secondary School:

Thornden School

### Local Council:

Eastleigh Borough Council - 02380 688000

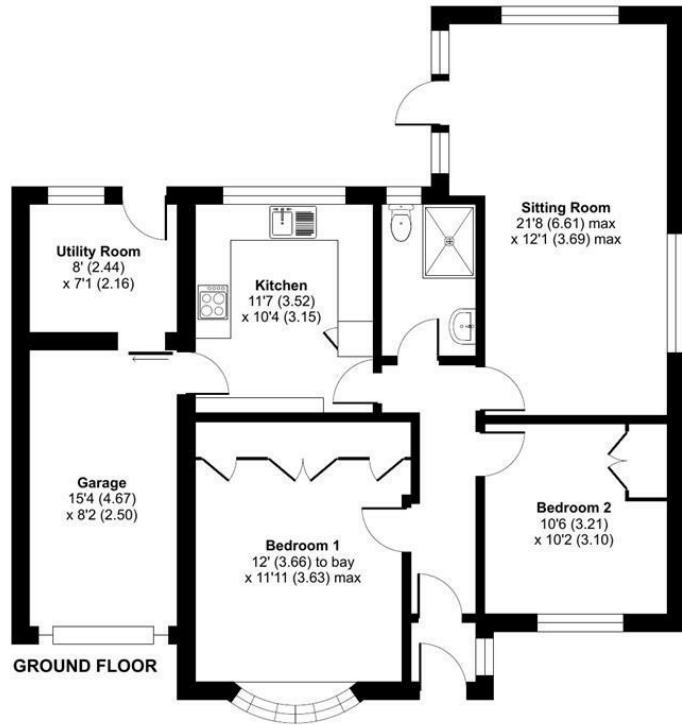
### Council Tax:

Band D

### 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 = 846 sq ft / 78.5 sq m  
 Garage = 126 sq ft / 11.7 sq m  
 Total = 972 sq ft / 90.2 sq m  
 For identification only - Not to scale



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) <b>A</b>			
(81-91) <b>B</b>			
(69-80) <b>C</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	

Floor plan produced in accordance with RICS Property Measurement 2nd Edition, Incorporating International Property Measurement Standards (IPMS Residential). © ritchcom 2026. Produced for Sparks Ellison. REF: 1433080

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