



62 Brownhill Road, Chandlers Ford, SO53 2EG

£500,000

A 4 bedroom detached family home conveniently situated in the heart of Chandlers Ford within walking distance to the Fryern Arcade, Hiltingbury Lakes and main bus route to Southampton & Winchester. The Property is also only a short distance from Chandlers Ford railway station and Junction 12 of the M3 motorway. The property benefits from a good sized frontage affording off street parking leading to a garage and rear garden with a southerly aspect.

ACCOMMODATION

Ground Floor

Entrance Hall:

Stairs to first floor with open storage beneath, wooden flooring, open to dining room.

Dining Room:

9'3" x 11'10" (2.82m x 3.61m) Open from entrance hall, wooden flooring.

Sitting Room:

12'4" x 18'10" (3.76m x 5.74m) Gas fire place, wooden flooring, patio doors leading to south facing garden.

Kitchen:

11'4" x 11'9" (3.45m x 3.58m) Integrated double oven, dishwasher, gas hob and extractor. Space for washing machine and tall fridge freezer, door to outside. Boiler in cupboard, wooden flooring.

Cloakroom:

5'6" x 6'6" (1.68m x 1.98m) Wash basin and wc.

First Floor

Bedroom 1:

13'3" x 9'6" (4.04m x 2.90m) Fitted wardrobes and shelving,

Bedroom 2:

12' x 11'7" (3.66m x 3.53m) Freestanding shower

Bedroom 3:

9'3" x 11'9" (2.82m x 3.58m) Hatch to loft space.

Bedroom 4:

7'10" x 8'11" (2.39m x 2.72m)

Bathroom:

5'6" x 6'6" (1.68m x 1.98m) Bath with shower over, wc, wash basin

OUTSIDE

Front:

Area laid to lawn and driveway providing off road parking.

Rear Garden:

South facing garden with lawned area surrounded by flower and shrub borders and enclosed by fencing, shed, fishpond, side access to both sides of property.

Garage:

15'3" x 8'8" (4.65m x 2.64m) Up & Over door with light & power

OTHER INFORMATION

Tenure:

Freehold

Approximate Age:

1980's

Approximate Area:

1286sqft/119.4sqm

Sellers Position:

No forward chain

Heating:

Gas central heating

Windows:

UPVC double glazing

Loft Space:

Partially boarded with light connected

Infant/Junior School:

Chandlers Ford Infant School

Secondary School:

Toynbee Secondary School

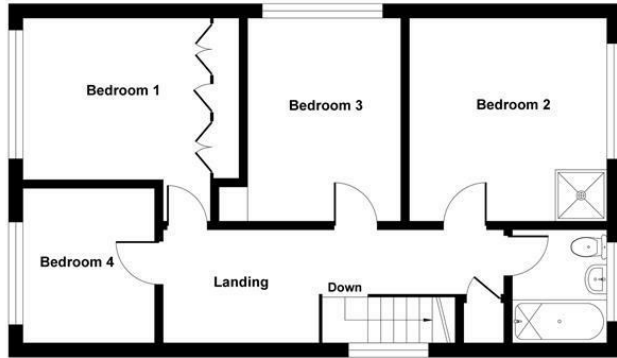
Local Council:

Eastleigh Borough Council 02380 688000

Council Tax:

Band E - £2222.70 21/22

Ground Floor = 643 sq ft / 59.7 sq m
 First Floor = 643 sq ft / 59.7 sq m
 Total = 1286 sq ft / 119.4 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 | |

Certified Property Measurer
 Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). © richcom 2021.
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