



sparks ellison



7 Saracens Road, Chandler's Ford, SO53 2NT

£575,000

Located on Saracens Road in Chandler’s Ford, this delightful four-bedroom detached home offers well-balanced accommodation ideal for family living. The ground floor features a spacious open-plan kitchen and breakfast room, designed for everyday use and entertaining, along with a large utility room which accommodates a downstairs shower room with a WC for added practicality. Upstairs, there are four well-proportioned bedrooms arranged to provide comfort and privacy. Outside, the property benefits from a well-maintained, private, landscaped rear garden, suitable for both relaxation and family use. The house is well positioned for local schools, amenities and green spaces, this home has been beautifully presented throughout and ready for any buyer to move straight in.

ACCOMMODATION

Ground Floor

**Entrance Hall:**  
Stairs to first floor, with cupboard under.

**Sitting/Dining Room:**  
18'8" x 15'11" (5.70m x 4.86m) Feature fireplace, built in shelving and cupboards, dual aspect windows.

**Kitchen/Breakfast Room:**  
17'3" x 12'5" (5.27m x 3.79m) Range of units with space for cooker/hob with extractor hood over, space and plumbing for dishwasher, space for fridge/freezer, sink and breakfast bar, space for sofa or dining table and chairs., door to rear garden

**Study:**  
6'2" x 4'11" (1.88m x 1.49m)

**Utility Room:**  
13'4" x 9'8" (4.07m x 2.95m) Range of built in units with sink, space for washing machine and tumble dryer, door to outside.

**Shower Room:**  
White suite comprising a shower cubicle, WC and wash basin.

Storage:

First Floor

**Landing:**  
Access to loft space and airing cupboard.

**Bedroom 1:**  
15'4" x 9'5" (4.69m x 2.87m)

**Bedroom 2:**  
11'11" x 9'1" (3.62m x 2.78m)

**Bedroom 3:**  
11'11" x 9'1" (3.63m x 2.78m)

**Bedroom 4:**  
10'6" x 9'4" (3.20m x 2.84m)

**Family Bathroom:**  
White suite comprising bath with shower over, wash basin with cupboard under and WC.

OUTSIDE

**Front:**  
Paved driveway affording parking for two cars and lawn area.

**Rear Garden:**  
Paved path leading to a barked area at the rear of the property, a raised decking area for entertaining, lawned area leading to a patio area ideal for outdoor furniture, raised flower bed, enclosed by fencing, shed.

OTHER INFORMATION

**Tenure:**  
Freehold

**Approximate Age:**  
1970's

**Approximate Area:**  
123.3sqm/1328sqft

**Sellers Position:**  
Found forward purchase with no onward chain

**Heating:**  
Gas central heating

**Windows:**  
UPVC double glazing

**Loft Space:**  
Partially boarded with light connected

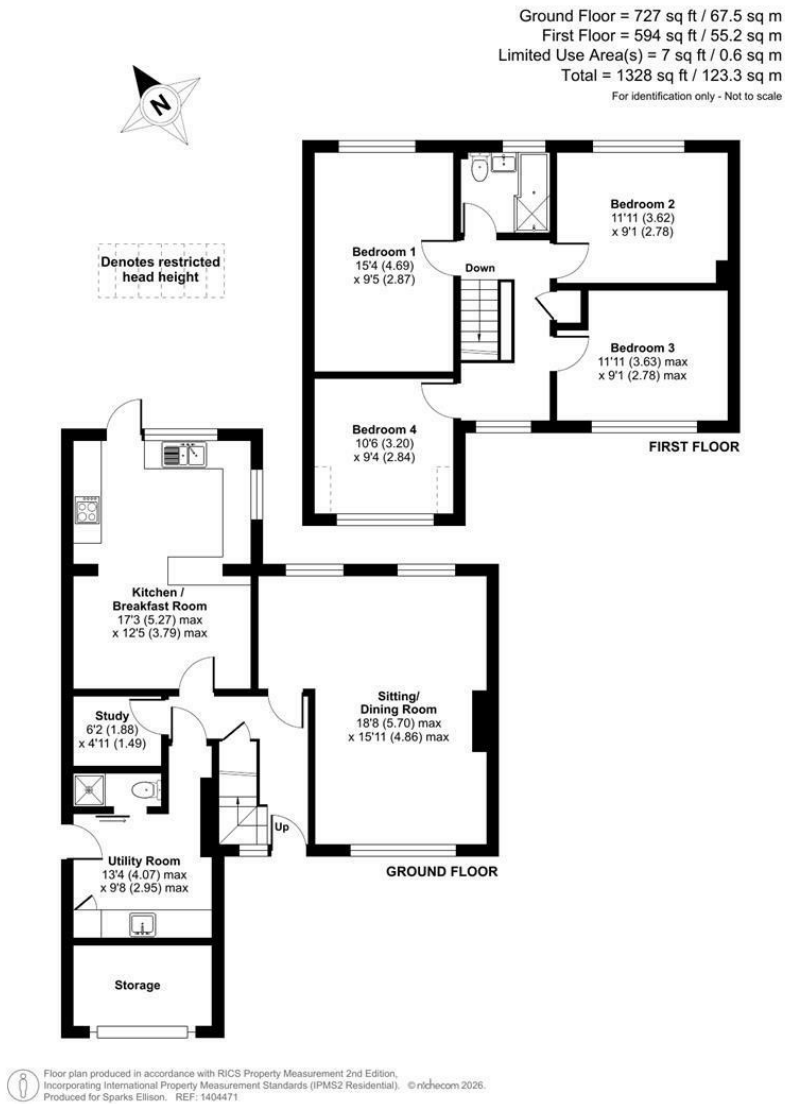
**Infant/Junior School:**  
Scantabout Primary School

**Secondary School:**  
Thornden Secondary 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.



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	

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)

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