



se sparks ellison
For Sale
023 8025 5353 sparksellison.co.uk



sparks ellison

4 Hardwick Road, Chandler's Ford, SO53 2GZ

£395,000

A magnificent two bedroom detached bungalow presented to an exceptionally high standard throughout located in a quiet cul-de-sac close to the centre of Chandlers Ford and within easy reach to all amenities. This outstanding bungalow is beautifully presented and has a stunning open plan living space importing a sitting area, dining area, and modern fitted kitchen. The main bedroom also benefits from a dressing room, with further bedroom and re-fitted modern shower room. The rear garden enjoys a delightful southerly aspect with an average measurement of approximately 88'5" x 27'8" (27m x 8.5m). Hardwick Road is conveniently located within walking distance to the two main shopping areas as well as bus services to Southampton and Winchester and Chandlers Ford railway station.

ACCOMMODATION

Ground Floor

Reception Hall:

Oak floor, storage cupboard, hatch to loft room.

Open Plan Living Room:

Sitting Area: 13'10" x 11'8" (4.22m x 3.56m) Oak floor, double doors to rear garden, step down to Dining Area: 10'9" x 7'3" (3.28m x 2.21m) Oak floor, double doors to rear garden

Kitchen:

9'8" x 7'4" (2.95m x 2.24m) Re-fitted with a range of modern grey gloss units and Quartz works tops, electric oven and gas hob with extractor hood over, integrated fridge/freezer, dishwasher and wine cooler, Oak floor.

Utility Room:

7'11" x 7'2" (2.41m x 2.18m) Matching units, space and plumbing for washing machine, door to outside.

Shower Room:

7'4" x 4'6" (2.24m x 1.37m) Re-fitted modern white suite with chrome fittings comprising corner shower cubicle with glazed screen, wash basin with cupboard under, wc, tiled walls and floor.

Bedroom 1:

11'10" x 11' (3.61m x 3.35m)

Dressing Room:

7'9" x 7'3" (2.36m x 2.21m) Fitted with a range of furniture to include hanging, rail and shelving and drawer units.

Bedroom 2:

9'2" x 8' up to fitted wardrobe (2.79m x 2.44m)

OUTSIDE

Front:

To the front of the property is off street parking, planted borders and side gate to rear garden.

Rear Garden:

A particularly attractive feature of the property enjoying a pleasant southerly aspect measuring approximately 88'5" x 27'8" (27m x 8.5m) (average measurement) Adjoining the property is a deck leading onto a good sized lawned area surrounded by flower and shrub borders enclosed by hedging and fencing, artificial lawned area and putting green.

Garage:

15'5" x 8" (4.70m x 2.44m) Light and power.

OTHER INFORMATION

Tenure:

Freehold

Approximate Age:

1962

Approximate Area:

70.2sqm/756sqft (excluding loft room)

Sellers Position:

Found property to purchase

Heating:

Gas central heating

Windows:

UPVC double glazing

Loft Space:

The loft has been converted into a room with Dormer windows accessed via a ladder

Infant/Junior School:

Fryern Infant/Junior School

Secondary School:

Toynbee Secondary School

Local Council:

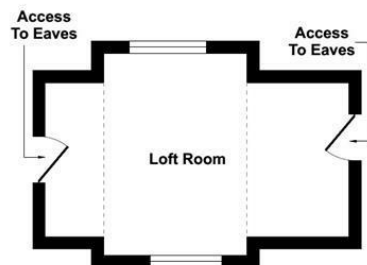
Eastleigh Borough Council - 02380 688000

Council Tax:

Band D - £1876.03 22/23

Ground Floor = 756 sq ft / 70.2 sq m (excluding Loft Room)

For identification only - Not to scale



Certified
Property
Measurer

Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). © richcom 2022. Produced for Sparks Ellison. REF: 833099



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		86
(69-80) C		
(55-68) D	66	
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales		EU Directive 2002/91/EC

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