



sparks ellison

2 Highfield Road, Chandler's Ford, SO53 2JT

£385,000

An immaculately presented three bedroom semi-detached home offered for sale with no forward chain. The property is presented in first class condition throughout affording a host of wonderful attributes to include a 24'6" lounge/dining room, re-fitted modern kitchen, snug/garden room, three good sized bedrooms, and re-fitted modern bathroom. In addition to this is a driveway and garage to the side and rear garden with pleasant westerly aspect. Highfield Road is a highly sought after location being within walking distance to the local schools as well as the centre of Chandlers Ford.

ACCOMMODATION

Ground Floor

Entrance Porch:

Reception Hall:

Stairs to first floor with cupboard under.

Sitting/Dining Room:

24'6" x 11'4" x 8'6" (7.47m x 3.45m x 2.59m) Double doors to snug/garden room.

Snug/Garden Room:

16' x 7'4" (4.88m x 2.24m) Radiator, door to rear garden.

Kitchen:

Re-fitted range of grey gloss units, electric oven, gas hob with extractor hood over, cupboard providing space and plumbing for washing machine and stacked tumble dryer, recess for upright fridge/freezer.

First Floor

Landing:

Hatch to loft space, cupboard housing boiler.

Bedroom 1:

13'2" x 10'1" (4.01m x 3.07m)

Bedroom 2:

11'1" x 9'11" (3.38m x 3.02m)

Bedroom 3:

9'10" x 7' max measurement (3.00m x 2.13m) Built in cupboard.

Bathroom:

7'9" x 7' (2.36m x 2.13m) Re-fitted modern white suite comprising bath with mixer tap, separate shower unit over with glazed screen, wash basin with cupboard under, wc.

OUTSIDE

Front:

Driveway leading to garage, adjacent lawned area.

Rear Garden:

Approximately 28' x 27'6" enjoying a pleasant westerly aspect, lawned area enclosed by fencing, patio to the side.

Garage:

14'10" x 7'8" (4.52m x 2.34m) Light and power, door to rear.

OTHER INFORMATION

Tenure:

Freehold

Approximate Age:

1970's

Approximate Area:

97.5sqm/1051sqft

Sellers Position:

No forward chain

Heating:

Gas central heating

Windows:

UPVC double glazed windows

Loft Space:

Partially boarded with ladder & light connected

Infant/Junior School:

Fryern Infant/Junior School

Secondary School:

Toynbee Secondary School

Local Council:

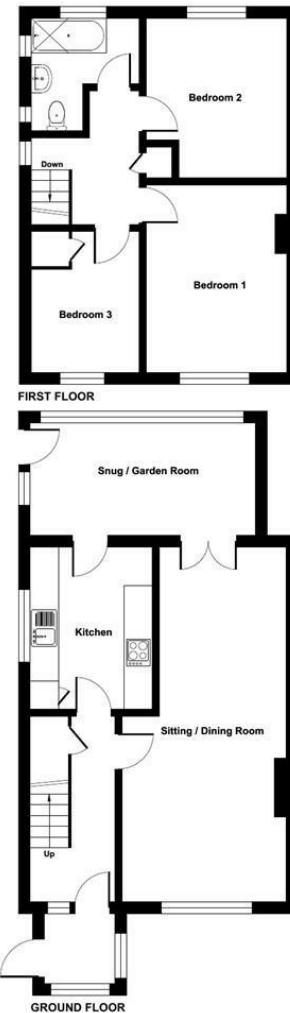
Eastleigh Borough Council - 02380 688000

Council Tax:

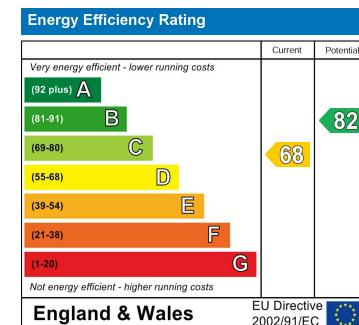
Band C



Ground Floor = 608 sq ft / 56.4 sq m
 First Floor = 443 sq ft / 41.1 sq m
 Total = 1051 sq ft / 97.5 sq m
 For identification only - Not to scale



Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). © nlicheon 2024.
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