



sparks ellison

18 Hemlock Way, Chandlers Ford, SO53 4LT

£1,750 Per Calendar Month

A modern three bedroom semi detached family home situated in a popular location close to a local park and Knightwood Leisure Centre. The property has been extended on the ground floor to provide a conservatory, with a large opening into the original kitchen/dining area. Two of the bedrooms benefit from built in wardrobes. Externally there is a driveway with garage and enclosed low maintenance rear garden.

ACCOMMODATION

Ground Floor

Cloakroom:

White suite with chrome fittings comprising WC, wash hand basin, chrome ladder radiator

Sitting room:

14'5" x 11'7" (4.39m x 3.53m) Radiator x 1

Kitchen/Dining room:

19'9" x 7'4" (6.01m x 2.23m) Newly fitted kitchen with a range of off-white flat fronted glossy wall and base units with a grey mottled worktop and upstand, fitted electric oven with gas hob and extractor hood, fridge freezer, washing machine, dishwasher, space for table and chairs, oak flooring.

Conservatory:

12'3" x 12'2" (3.73m x 3.72m) Radiator x 1, door to garage.

First floor

Bedroom 1:

11'6" x 9'6" (3.48m x 2.89m) Radiator x 1

Bedroom 2:

11'5" x 7'8" (3.48m x 2.34m) Radiator x 1

Bedroom 3:

8'3" x 7'8" (2.51m x 2.34m) Radiator x 1

Bathroom:

White suite with chrome fittings comprising bath with shower over and glass shower screen, wash hand basin with vanity unit under, WC, tiled walls, chrome ladder radiator.

OUTSIDE

Front:

Driveway providing off road parking leading to garage.

Rear:

Area laid to timber deck, outside tap, area laid to artificial lawn.

OTHER INFORMATION

Approximate Age:

1999/2000

Approximate Area:

1058 sq ft / 98.1 sq m

Management:

Fully Managed.

Availability:

Immediately

Deposit:

Holding deposit £403.84

Security deposit £2019

Furnished/Unfurnished:

Unfurnished

Heating:

Gas central heating

Windows:

UPVC double glazed windows

Infant/Junior School:

Knightwood Primary/St. Francis Primary School

Secondary School:

Thornden

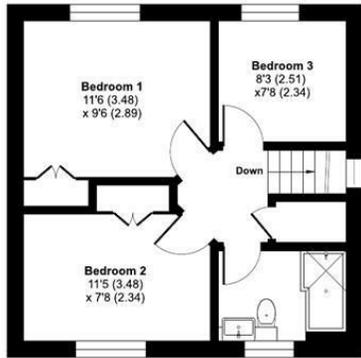
Council Tax:

Band D

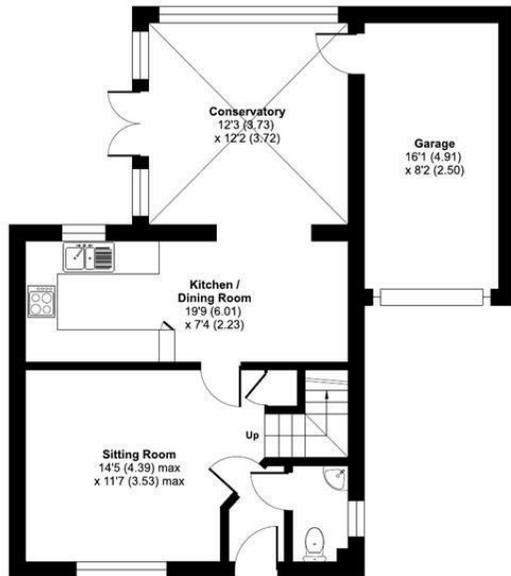
Local Council:

Test Valley Borough Council - 01264 368000

Ground Floor = 544 sq ft / 50.5 sq m
 First Floor = 382 sq ft / 35.4 sq m
 Garage = 132 sq ft / 12.2 sq m
 Total = 1058 sq ft / 98.1 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		72	77
(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	

Floor plan produced in accordance with RICS Property Measurement 2nd Edition, Incorporating International Property Measurement Standards (IPMS2 Residential). © nrichcom 2026. Produced for Sparks Ellison. REF: 1422660

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