



sparky ellison

1B Shaftesbury Avenue, Chandler's Ford, SO53 3BR

£675,000

Situated on the popular Shaftesbury Avenue in Chandler's Ford, this well presented four bedroom detached home has been thoughtfully modernised throughout, offering spacious and versatile accommodation ideal for family living. The ground floor provides a welcoming entrance with access to the separate sitting room, to the rear is a useful cloakroom and an impressive open plan kitchen/ dining/family area. This is a fantastic space for everyday living and entertaining with large sliding doors opening directly onto the landscaped rear garden. The integral garage is currently used as a gym, providing a versatile additional space that could easily be adapted to suit individual requirements. Upstairs, there are four well proportioned bedrooms, including a principal bedroom with a refitted ensuite, while the remaining bedrooms are served by a modern refitted family bathroom. Externally, the property benefits from a generous driveway providing parking for up to five vehicles, while the rear garden has been landscaped to create a good sized and enjoyable outdoor space. The location is particularly convenient, with the Number 1 bus route along Bournemouth Road within easy reach, providing access towards both Southampton and Winchester. Tesco on Bournemouth Road is also nearby, while the M3 motorway is easily accessible for those commuting further afield.

ACCOMMODATION

Ground Floor

Entrance Hall:

Stairs to first floor.

Sitting Room:

13'11" x 13'10" (4.25m x 4.21m)

Kitchen/Dining/Family Room:

Kitchen/Family area: 30'5" x 13'0" (9.26m x 3.96m) Dining area: 30'5" x 8'0" (9.27m x 2.45m). Refitted range of units comprising built-in fridge/freezer, built-in dishwasher, and integrated induction hob with pop-up extractor, built-in triple oven including microwave oven and hot plate. All Bosch branded. Sliding doors onto rear garden. Utility cupboard providing space for tumble dryer and washing machine.

Cloakroom:

WC, wash basin with cupboard under.

First Floor

Landing:

Large landing area with access to each room and access to loft space.

Bedroom 1:

14'0" x 13'10" (4.26m x 4.22m)

Ensuite:

Modern suite comprising shower cubicle with sliding glass door, WC and wash basin with cupboard under.

Bedroom 2:

12'0" x 10'0" (3.65m x 3.05m)

Bedroom 3:

13'11" x 8'5" (4.25m x 2.57m)

Bedroom 4:

12'4" x 9'7" (3.75m x 2.92m)

Bathroom:

Suite comprising bath with rainfall shower over, WC and wash basin with cupboard under.

OUTSIDE

Front:

Driveway parking for multiple vehicles.

Rear Garden:

Measuring 45' x 38' and facing north. Decking area, area laid to lawn and patio, path leading to covered seating area. Artificial grass area.

Garage/Gym:

15'2" x 8'6" (4.62m x 2.58m) (including garage) Currently used as a gym/storage area, but could be converted back to a garage.

OTHER INFORMATION**Tenure:**

Freehold

Approximate Age:

1960's

Approximate Area:

1954 sq ft / 181.3 sq m (including garage)

Sellers Position:

Looking for a forward purchase

Heating:

Gas central heating

Windows:

UPVC double glazing

Loft Space:

Partially boarded with connected light and connected ladder

Infant/Junior School:

Fryern Infant School / Fryern Junior School

Secondary School:

The Toynbee School

Local Council:

Eastleigh Borough Council - 02380 688000

Council Tax:

Band E

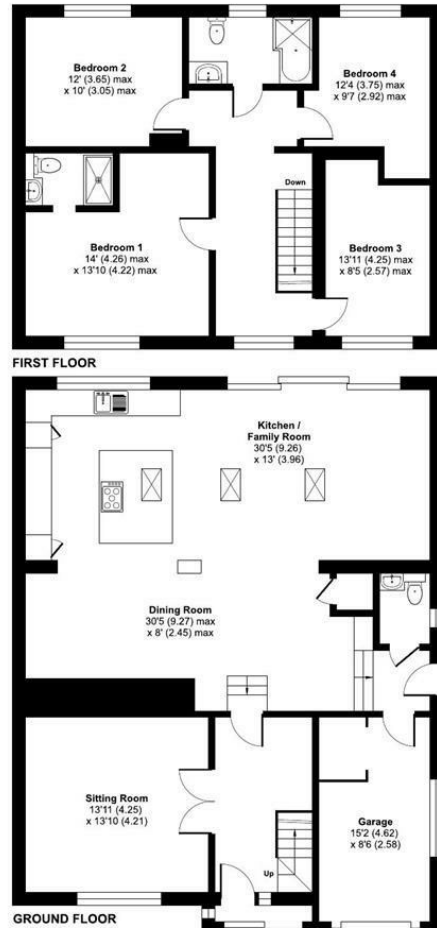
Agents Note:

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.





Ground Floor = 1073 sq ft / 99.6 sq m
 First Floor = 749 sq ft / 69.5 sq m
 Garage = 132 sq ft / 12.2 sq m
 Total = 1954 sq ft / 181.3 sq m
 For identification only - Not to scale



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	

94 Winchester Road, Chandler's Ford, Hampshire, SO53 2GJ

Sales: t: 02380 255333 e: property@sparksellison.co.uk
 Lettings: t: 02380 018518 e: lettings@sparksellison.co.uk

While we endeavour to make our sales particulars fair, accurate and reliable, they are only a general guide to the property and, accordingly, if there is any point which is of particular importance to you please contact the office and we will be pleased to check it for you, especially if you are contemplating travelling some distance to view the property. These approximate room sizes are only intended as general guidance. You must verify the dimensions carefully before ordering carpets or any built in furniture. Please note we have not tested the services or any of the equipment or appliances in this property, accordingly we strongly advise prospective buyers to commission their own survey or service report before finalising their offer to purchase. These particulars are issued in good faith but do not constitute representations of fact or form part of any offer or contract. The matters referred to in these particulars should be independently verified by prospective buyers or tenants. Neither Sparks Ellison nor any of its employees or agents has any authority to make or give any representation or warranty whatever in relation to this property. Your home is at risk if you do not keep up repayments on a mortgage or other loan secured on it. Written quotations available on request. All loans secured on property. Life assurance usually required.



