



Park Road, Chandler's Ford, SO53 2ES

Jonathan Rees



Jonathan Rees are delighted to offer for sale this converted bungalow set in approx 0.2 of an acre. Benefitting from three bedrooms, two bathrooms, four reception rooms, kitchen/diner and new double glazing in 2016. Further benefits include driveway and parking, wood flooring, detached garage and an enclosed rear garden.

£445,000

Detached Bungalow
Chalet Style
Four Reception Rooms
Three Bedrooms
Driveway
Double Glazed In 2016
Garage
Two Bathrooms
Approx 0.2 of an Acre



ENTRANCE PORCH 4' 11" x 7' 3" (1.5m x 2.21m)

ENTRANCE HALL 7' 03" x 4' 11" (2.21m x 1.5m) Upvc front door, skimmed ceiling, wood flooring, storage cupboards, understairs storage, coat cupboard, radiator and access to all first floor rooms.

LOUNGE 15' 11" x 15' 03" (4.85m x 4.65m) Skimmed and coved ceiling, upvc double glazed patio doors leading to rear garden, side porthole stained glass windows, chimney with log burner, wood flooring, radiator, wall lights.

KITCHEN/DINER 11' 11" x 11' 11" (3.63m x 3.63m) Skimmed ceiling, double glazed to side and rear aspect with upvc doors leading to rear garden, modern eye and base level units with roll top work surface over, inset one and half bowl sink with mixer tap, space for washing machine, space for dishwasher, space for cooker, tiling to principle areas, storage cupboard, tiled flooring.

DINING ROOM 10' 11" x 7' 11" (3.33m x 2.41m) Skimmed ceiling, double glazed window to side aspect, radiator, wood flooring.

CLOAKROOM WC shower unit, sink and window to side aspect.

FAMILY ROOM / BEDROOM FOUR 13' 08" x 10' 10" (4.17m x 3.3m)
Skimmed ceiling, upvc double glazed curved bay window to front aspect, radiator.

STUDY/ BEDROOM FIVE 11' 09" x 11' 00" (3.58m x 3.35m)
Skimmed ceiling, upvc double glazed bay window to front aspect, radiator.

LANDING Velux window allowing for light, skimmed ceiling, access to all first floor rooms, smoke alarm.

MASTER BEDROOM 12' 11" x 9' 05" (3.94m x 2.87m) Skimmed ceiling, double glazed to front elevation, velux window, four storage cupboards into eaves, radiator, door to en-suite.

ENSUITE Skimmed ceiling, velux window, tiled walls, modern shower cubicle, low level WC, wash hand basin, tiled flooring, heated towel rail, shaver point.

BEDROOM TWO 12' 00" x 8' 01" (3.66m x 2.46m)
Skimmed ceiling, double glazed to rear, velux, storage cupboard, radiator.

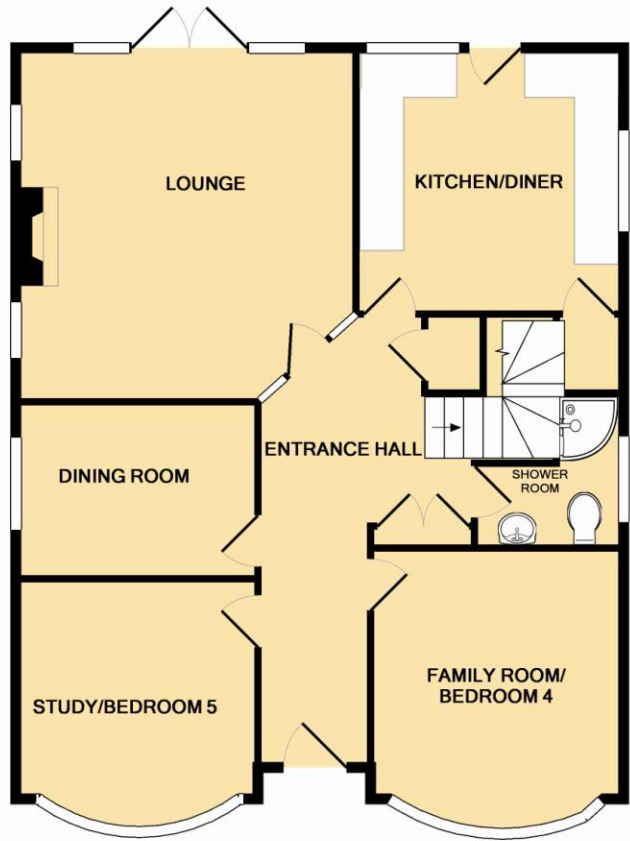
BEDROOM THREE 11' 11" x 7' 10" (3.63m x 2.39m) Skimmed ceiling, double to rear, velux, storage cupboard, radiator.

BATHROOM 7' 10" x 6' 04" (2.39m x 1.93m) Skimmed ceiling, extractor fan, velux window, panel enclosed bath with mixer tap and shower attachment, low level WC, wash hand basin, tiled walls, tiled flooring, shaver point.

GARAGE Brick built and double glazed, electric, power and up and over door.

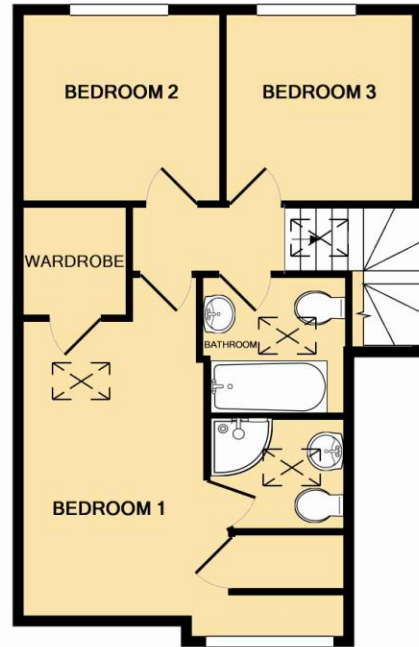
OUTSIDE FRONT Mainly laid to lawn, enclosed and gated, driveway leading to parking and rear detached garage, steps leading to entrance, side access. The rear has a patio area, enclosed, side access, various trees and shrubs surround the border.





GROUND FLOOR

Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission, or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given
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1ST FLOOR

Key Information

LOCAL AUTHORITY INFORMATION

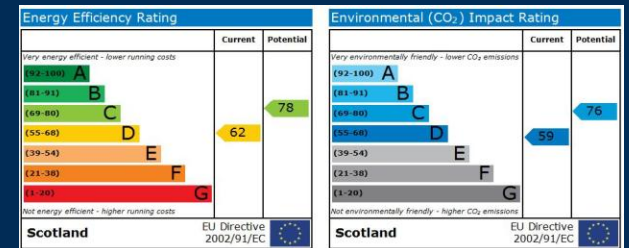
Eastleigh Borough Council
Tax Band 'E'

LOCAL SCHOOLS INFORMATION

Infant: Chandler's Ford Infant School
Junior: Merdon Junior School
Secondary: Toynebe Secondary School

EPC RATING

D/62



IMPORTANT NOTICE

These details have been prepared and issued in good faith and do not constitute representations of fact or form part of any offer or contract. Please note that we have not carried out a structural survey of the property, nor have we tested any of the services or appliances. All measurements are intended to be approximate only. All photographs show parts of the property as they were at the time when taken. Any reference to alterations or particular use of the property wherever stated, is not a statement that planning, building regulations or other relevant consent has been obtained. Floorplan. All measurements, walls, doors, windows, fittings and appliances, their sizes and locations are shown conventionally and are approximate only and cannot be regarded as being a representation either by the seller or his Agent.

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