



Saracens Road, Chandler's Ford, Scantabout, SO53 2NT

Jonathan Rees



A deceptively spacious, beautifully presented home situated in the ever popular Scantabout area of Chandler's Ford. Positioned within Thornden School catchment and benefitting a garage, off road parking and a landscaped south facing rear garden.

£340,000



Landscaped Rear Garden
Excellent Order Throughout
Modern Kitchen
Off Road Parking And Garage
Thornden School Catchment
Scantabout Infant And Junior School
Double Glazed



ENTRANCE HALL Stairs to the first floor, door to WC, kitchen and sitting room, understairs storage.

CLOAKROOM Window to front aspect, wash hand basin, WC, storage and fully tiled.

SITTING ROOM 15' 4" x 10' 9" (4.67m x 3.28m) Full length window to front aspect, fireplace housing the back boiler, door to dining room.

DINING ROOM 10' 7" x 8' 11" (3.23m x 2.72m) Patio doors to the rear garden, hatch to the kitchen.

KITCHEN 10' 6" x 8' 3" (3.2m x 2.51m) Range of eye and base units, space for dishwasher, fridge/freezer, sink, window and door to the utility area.

UTILITY ROOM 6' 8" x 6' 3" (2.03m x 1.91m) Door to the rear garden, space for washing machine and tumble dryer, storage cupboards.

LANDING Stairs to ground floor and loft space, airing cupboard.

BEDROOM ONE 12' 8" x 10' 9" (3.86m x 3.28m) Window to front aspect, built in wardrobes with sliding doors.

BEDROOM TWO 9' 7" x 8' 10" (2.92m x 2.69m) Window to rear aspect.

BEDROOM THREE 7' 10" x 7' 10" (2.39m x 2.39m) Window to rear aspect.

BATHROOM Four piece suite comprising a low level WC, wash basin, shower unit and bath, fully tiled. Window to front aspect.

LOFT SPACE 15' 8" x 11' 8" (4.78m x 3.56m) Velux windows and further eaves storage.

GARAGE Up and over door, light and power.

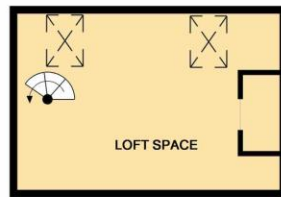
OUTSIDE To the front the property benefits parking for a number of vehicles and access to the front. The rear garden is landscaped with patio and lawn with space for seating with an additional undercover seating area with power and light connections, garage access.





GROUND FLOOR

1ST FLOOR



2ND 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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Key Information

LOCAL AUTHORITY INFORMATION

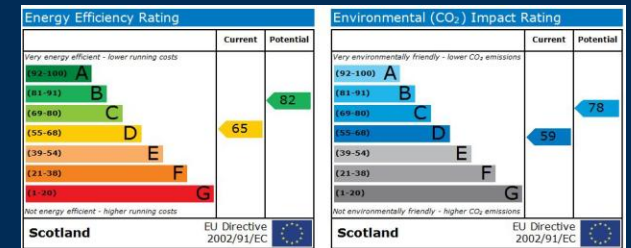
Eastleigh Borough Council
Tax Band 'C'

LOCAL SCHOOLS INFORMATION

Infant/Junior: Scantabout Primary School
Secondary: Thornden Secondary School

EPC RATING

D/65



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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