



Hillcrest Avenue, Chandler's Ford, SO53 2HP

Jonathan Rees





A three bedroom semi detached bungalow in a popular location in Chandler's Ford with off street parking.

£285,000

Chain Free  
Three Bedrooms  
Off Road Parking  
Southerly Facing Rear Garden  
Double Glazing  
Gas Central Heating

## ENTRANCE HALL

Leading to the three bedrooms, shower room and living room.

## LIVING ROOM 16' 04" x 12' 04" (4.98m x 3.76m)

Feature gas fire, with access to the kitchen from this room and double glazed double doors to the rear garden.

## KITCHEN 10' 11" x 6' 10" (3.33m x 2.08m)

With ample wall and base level units, gas hob, electric oven and space for white goods, double glazed window and door leading to the conservatory.

## BEDROOM ONE 12' x 10' 05" (3.66m x 3.18m)

Double glazed window to front aspect, radiator and built in wardrobe.

## BEDROOM TWO 10' 11" x 9' 01" (3.33m x 2.77m)

Double glazed window, radiator and built in wardrobe.

## BEDROOM THREE 8' 1" x 6' 10" (2.46m x 2.08m)

Double glazed window to the front aspect, radiator, built in wardrobe.

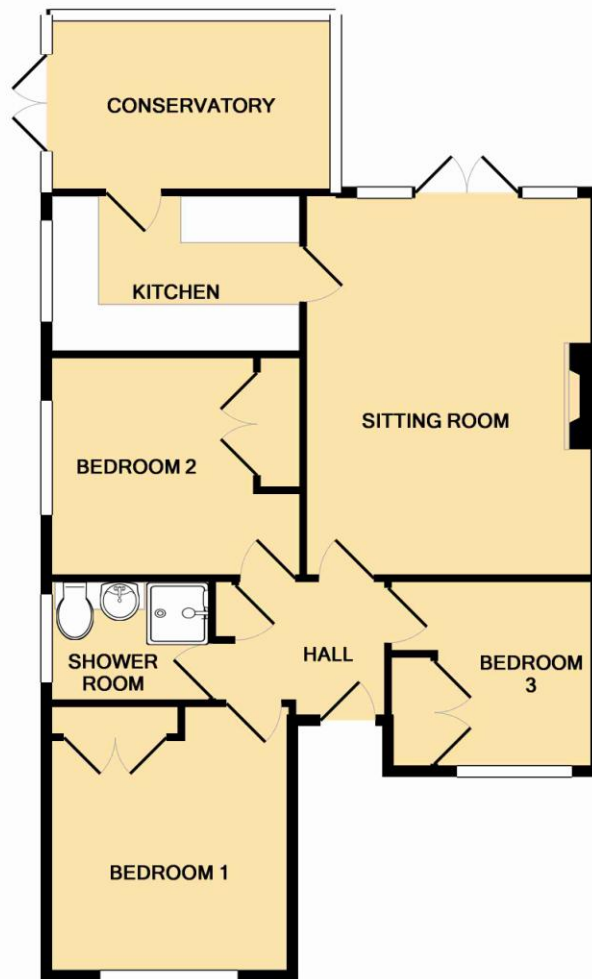
## SHOWER ROOM 6' 10" x 4' 08" (2.08m x 1.42m)

Shower cubicle, vanity basin, w/c, radiator, double glazed window

## OUTSIDE

The rear garden has been professionally landscaped over two levels, the lower level has partial decking and the conservatory and the upper level is laid to lawn, you will also find side access to the driveway.





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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### 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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## Key Information

### LOCAL AUTHORITY INFORMATION

Eastleigh Borough Council  
 Tax Band 'C'

### LOCAL SCHOOLS INFORMATION

Infant/Junior: Fryern Infant and Junior Schools  
 Secondary: Toynbee Secondary School

### EPC RATING D/64

Energy Efficiency Rating		Environmental (CO <sub>2</sub> ) Impact Rating	
	Current	Potential	
Very energy efficient - lower running costs			Very environmentally friendly - lower CO <sub>2</sub> emissions
(92-100) A			(92-100) A
(81-91) B			(81-91) B
(69-80) C			(69-80) C
(55-68) D			(55-68) D
(39-54) E			(39-54) E
(21-38) F			(21-38) F
(1-20) G			(1-20) G
Not energy efficient - higher running costs			Not environmentally friendly - higher CO <sub>2</sub> emissions
		64	81
			63
			82
<b>Scotland</b>	EU Directive 2002/91/EC		<b>Scotland</b>
			EU Directive 2002/91/EC