



Harvest Road, Chandler's Ford, SO53 4HE

Jonathan Rees



A well presented three bedroom house which has been extended and improved and offers well laid out and spacious ground floor accommodation, an additional reception room behind the garage and a conservatory. The house lies within the Knightwood Primary and Thornden Secondary Schools' catchment area.

£415,000

Detached House  
L Shaped Sitting/Dining Room  
Master Bedroom with Ensuite  
Two Further Bedrooms  
Kitchen/Breakfast Room  
Utility Room  
Conservatory and Private Garden  
Thornden School Catchment

**ENCLOSED PORCH A** pitched roof and windows to front and side aspects.

**ENTRANCE HALL** Stairs to the first floor and and understairs cupboard.

**CLOAKROOM** A pedestal wash hand basin, WC and extractor.

**KITCHEN/BREAKFAST ROOM 11' 9" x 10' 4" (3.58m x 3.15m)** A window to rear aspect, range of wall and base fitted units with work surfaces above, a built-in oven, gas hob with extractor over, sink with mixer tap and drainer, space for a fridge, plumbing for a dishwasher and space for table and chairs.

**UTILITY ROOM 9' 5" x 5' 3" (2.87m x 1.6m)** A window to the side aspect, spaces for fridge/freezer and washing machine, utility room cupboard, work surfaces with sink and door to the garden.

**SITTING ROOM 16' 10" x 10' 4" (5.13m x 3.15m)** L-shaped with a window to the front aspect, gas coal effect fireplace with wooden surround.

**DINING AREA 10' 0" x 9' 6" (3.05m x 2.9m)** Window to front aspect.

**STUDY/FAMILY ROOM 9' 10" x 8' 8" (3m x 2.64m) max** Window overlooking the garden.

**CONSERVATORY 10' 0" x 9' 0" (3.05m x 2.74m)** Sliding doors from the sitting room and French doors to the garden.

## FIRST FLOOR

**LANDING** A window to front aspect, airing cupboard housing hot water cylinder, access to the loft with light.

**MASTER BEDROOM 13' 5" x 10' 1" (4.09m x 3.07m) max** incl wardrobes A window overlooking the garden and a range of fitted furniture.

**ENSUITE** A window to rear aspect, white suite comprising an enclosed shower, pedestal wash hand basin, WC and extractor.

**BEDROOM TWO 10' 0" x 9' 5" (3.05m x 2.87m)** incl wardrobes A window to front aspect, built in double wardrobe.

**BEDROOM THREE 10' 2" x 8' 8" (3.1m x 2.64m)** incl wardrobes A window overlooking the garden, range of fitted wardrobes.

**BATHROOM 6' 5" x 5' 8" (1.96m x 1.73m)** A window to the front aspect, a white suite comprising a bath with mixer tap, shower attachment and screen, extractor.

**GARAGE/STORAGE 12' 9" x 9' 9" (3.89m x 2.97m)** Up and over door, light and power, storage above.

**OUTSIDE** Driveway to the front with space for two cars, hedging to two sides, sensor light, outside tap, gated side access through to the westerly facing private garden which has a lawn, flower and shrub borders, outside tap, shed, enclosed by hedging.



# Key Information

## LOCAL SCHOOLS INFORMATION

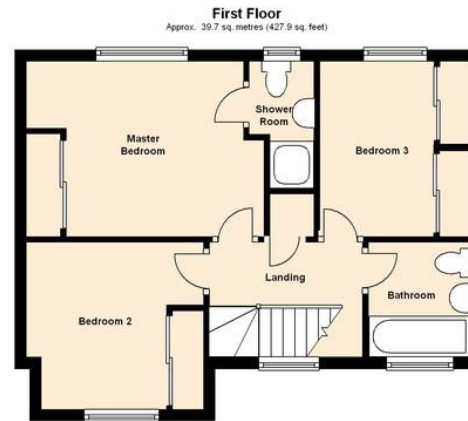
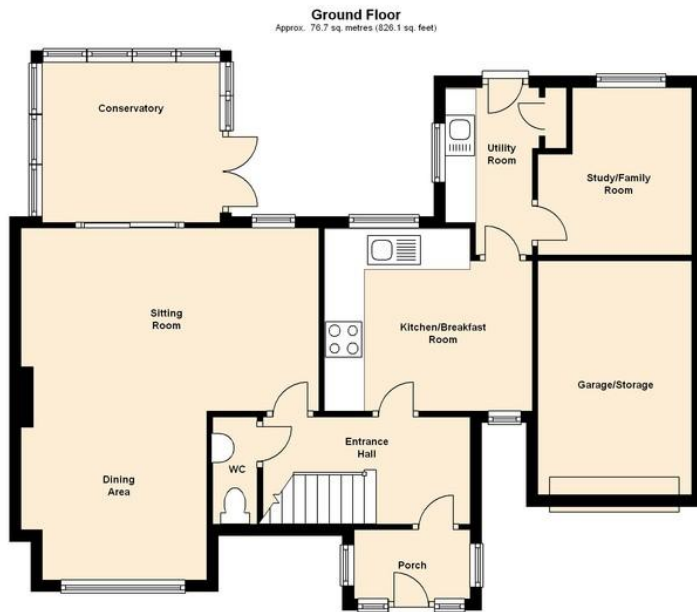
Infant: St. Francis /Knightwood Primary School  
 Junior: Knightwood Primary School  
 Secondary: Thornden Secondary School

## LOCAL AUTHORITY INFORMATION

Test Valley Borough Council  
 Tax Band 'D'

## EPC RATING

D/67



Total area: approx. 116.5 sq. metres (1253.9 sq. feet)

Energy Efficiency Rating		Current	Potential	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	67	71	55-68	D	62	66
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			
<b>Scotland</b>		EU Directive 2002/91/EC		<b>Scotland</b>		EU Directive 2002/91/EC	

## 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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