



Celandine Close, Knightwood Park, Chandler's Ford, SO53 4LS

*Jonathan Rees*



Benefitting from a garage, south easterly facing rear garden, conservatory and downstairs cloakroom, this modern three bedroom home is located in a convenient position just a short walk from the local shops and park.



£310,000

Three Bedrooms  
Kitchen  
Conservatory  
Garage  
Garden

Knightwood/St Francis & Toynbee School Catchment Areas  
South-Easterly Facing Rear Garden



**ENTRANCE HALL** Door to garage, WC and sitting room, stairs to the first floor.

**CLOAKROOM** Window to the front aspect, half tiled with sink and low level WC.

**SITTING ROOM 15' 4" x 11' 8" (4.67m x 3.56m)** Window to the front aspect, cupboard for storage, open to the dining room.

**DINING ROOM 10' 1" x 7' 2" (3.07m x 2.18m)** Open to the kitchen and sitting room, sliding door to the conservatory.

**CONSERVATORY 10' 2" x 8' 6" (3.1m x 2.59m)** With views onto the rear garden, space for seating or dining, double doors lead onto the rear patio.

**KITCHEN 10' 0" x 7' 7" (3.05m x 2.31m)** A range of eye and base level units, wall mounted 'Glow-worm' boiler, gas hob with electric oven, space for a range of appliances, two windows overlooking the rear aspect.

**LANDING** Stairs to the ground floor, loft access hatch.

**MASTER BEDROOM 13' 9" x 8' 2" (4.19m x 2.49m)** Window to the front aspect, double built in wardrobe.

**BEDROOM TWO 9' 8" x 8' 6" (2.95m x 2.59m)** Window to the rear aspect, double built in wardrobe.

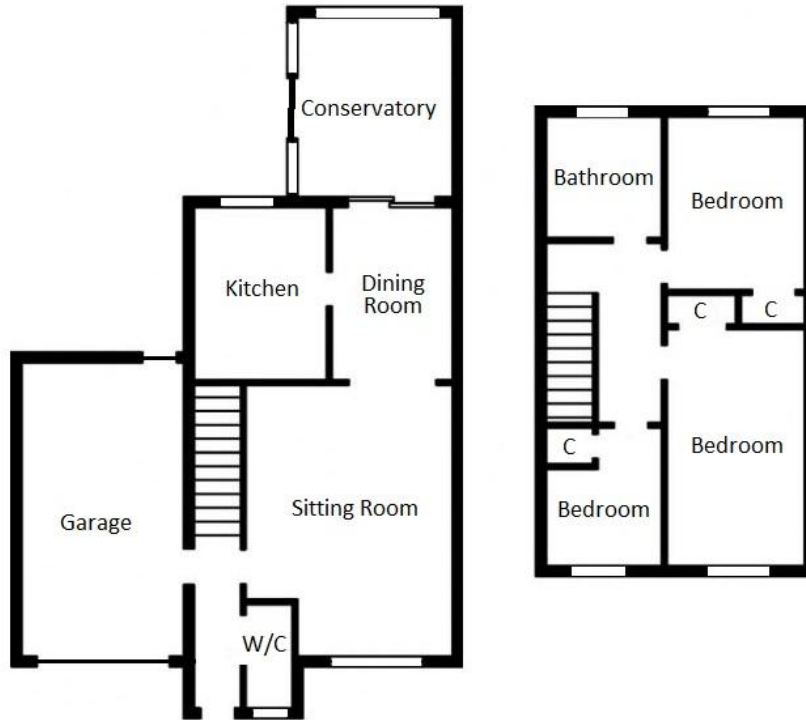
**BEDROOM THREE 11' 2" x 6' 9" (3.4m x 2.06m)** Window to the front aspect, cupboard housing the hot water cylinder.

**BATHROOM** A modern fully tiled bathroom comprising a low level WC, vanity wash basin with seated bowl, claw foot bath with shower over, obscure window to the rear aspect.

**GARAGE 16' 4" x 8' 1" (4.98m x 2.46m)** Up and over door to the front, door to the rear, power, lights and space for further appliances.

**OUTSIDE** The south/easterly facing rear garden benefits a large patio area with access to the garage, laid to lawn area with paved seating to the rear, all enclosed by panelled fencing.





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  
 Made with Metropix ©2017

## Key Information

### LOCAL AUTHORITY INFORMATION

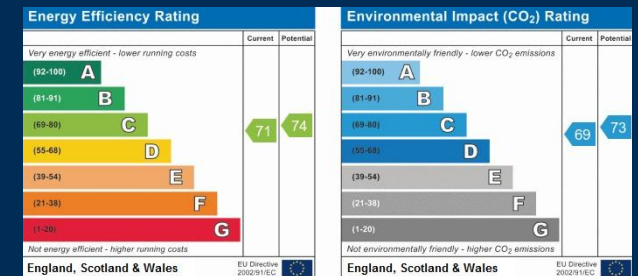
Test Valley Borough Council  
 Tax Band 'D'

### LOCAL SCHOOLS INFORMATION

Infant/Junior: Knightwood/St Francis Primary Schools  
 Secondary: Toynebe Secondary School

### EPC RATING

C/71



### 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.

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

t: 023 8027 6500

e: sales@jonathanrees.com

