



Benmore Gardens, North Millers Dale, Chandlers Ford, SO53 1TT

Jonathan Rees



Nestled in a secluded location backing onto woodland this four bedroom Taylor Woodrow home is positioned in Thornden School catchment and is offered to the market with no forward chain.

£450,000

Four Bedrooms
Detached
Backing onto Woodland
Private Garden
Driveway and Garage
Separate Dining Room
Hiltingbury Junior School Catchment Area
Thornden Secondary School Catchment Area

ENTRANCE PORCH Door to entrance hall, low level cupboard.

ENTRANCE HALL Door to all ground floor rooms, stairs to the first floor.

LIVING ROOM 18' 5" x 11' 2" (5.61m x 3.4m) Patio doors to the rear garden, window to the front aspect.

DINING ROOM 10' 2" x 9' 9" (3.1m x 2.97m) Window to the rear aspect.

KITCHEN 9' 9" x 7' 10" (2.97m x 2.39m) Window to the rear aspect, a range of eye and base level units, space for appliances.

LANDING Window to the rear aspect, loft hatch.

MASTER BEDROOM 11' 5" x 10' 10" (3.48m x 3.3m) Window to the rear aspect.

BEDROOM TWO 11' 4" x 10' 0" (3.45m x 3.05m) Window to the front aspect.

BEDROOM THREE 10' 0" x 6' 11" (3.05m x 2.11m) Window to the front aspect.

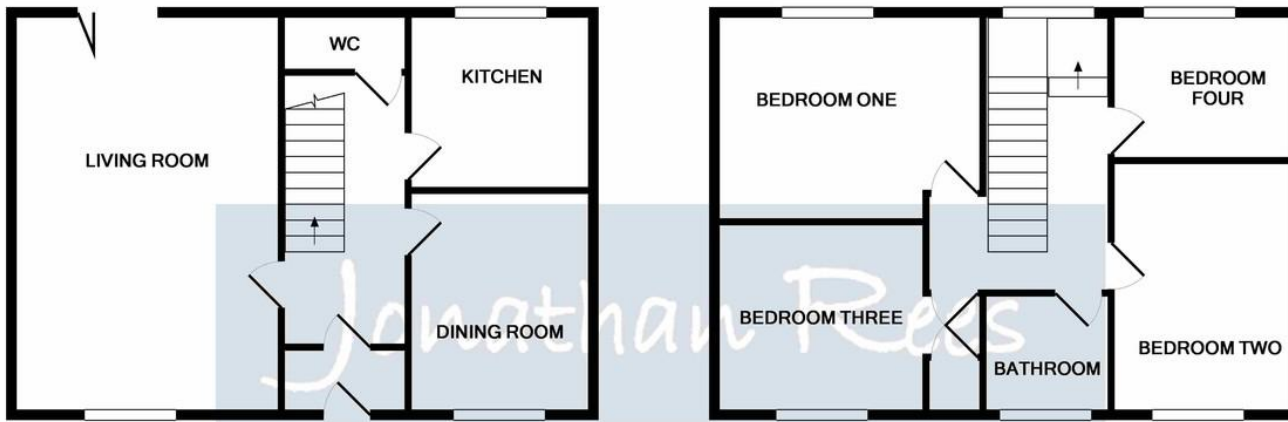
BEDROOM FOUR 9' 9" x 7' 4" (2.97m x 2.24m) max Window to the rear aspect, fitted wardrobe and airing cupboard.

BATHROOM Window to the front aspect, low level WC, wash hand basin and a bath with shower over.

GARAGE Up and over door.

OUTSIDE To the front the property benefits parking for a number of vehicles, access to the garage and rear garden. To the rear the garden is laid to lawn with side access. This secluded garden backs onto local woodland.





GROUND FLOOR
APPROX. FLOOR
AREA 497 SQ.FT.
(46.2 SQ.M.)

1ST FLOOR
APPROX. FLOOR
AREA 497 SQ.FT.
(46.2 SQ.M.)

TOTAL APPROX. FLOOR AREA 994 SQ.FT. (92.3 SQ.M.)

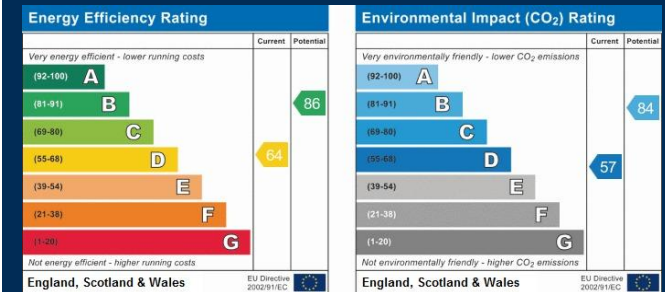
Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission, or mis-statement. This plan is for illustrative purposes only and should be used 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 'E'

LOCAL SCHOOLS INFORMATION
Infant: Hiltingbury Infant School
Junior: Hiltingbury Junior School
Secondary: Thornden Secondary School

EPC RATING
D/64



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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