



Larkspur Drive, Knightwood Park, Chandler's Ford, SO53 4HU

Jonathan Rees





A well-presented three bedroom semi-detached home situated in a quiet close within the popular school catchment area of Thornden School. The property benefits from a modern bathroom and kitchen with a garage and parking making it an ideal choice for an investor or young family.



£295,000

Thornden Catchment  
Three Bedrooms  
Semi-Detached  
Off Road Parking  
Presented in Good Order  
Modern Bathroom  
Kitchen/Diner  
Ideal Investment  
Garage



## ENTRANCE HALL

Covered porch with opaque double glazed door to front aspect, stairs to first floor, radiator, wood effect laminate flooring, door to.

## LIVING ROOM 17' 1" x 11' 7" (5.21m x 3.53m)

Double glazed windows to front aspect, two radiators, electric fireplace with mantle and hearth, wood effect laminate flooring, understairs storage cupboard with door to kitchen/diner.

## KITCHEN/DINER 14' 6" x 8' 10" (4.42m x 2.69m)

Range of fitted units, integral oven and gas hob with cooker hood above, spaces for washing machine, fridge freezer and dish washer, double glazed patio doors to the rear garden, radiator, ceramic tiled floor, wall mounted boiler.

## LANDING

Loft access hatch, built-in airing cupboard housing hot water cylinder, doors to all rooms.

## BEDROOM ONE 12' 1" x 8' 3" (3.68m x 2.51m)

Double glazed windows to front aspect, radiator, built-in wardrobes.

## BEDROOM TWO 9' 3" x 8' 4" (2.82m x 2.54m)

Double glazed windows to rear aspect, radiator, built-in wardrobes.

## BEDROOM THREE 7' 8" x 6' 2" (2.34m x 1.88m)

Double glazed window to front aspect, radiator, built-in storage cupboard.

## BATHROOM

Modern three piece suite comprising, low level WC, sink and panel enclosed bath with 'Aqualisa' shower above.

## GARAGE

Up-and-over door with power and lighting, personal door to rear garden.

## OUTSIDE

To the front of the property a hardstanding drive leads to the garage with a path to the front door, lawned area and enclosed by hedgerow border. The rear garden has a patio which leads to a mostly laid to lawn area enclosed on all sides by timber panelled fencing.





GROUND FLOOR  
APPROX. FLOOR  
AREA 569 SQ.FT.  
(52.8 SQ.M.)

1ST FLOOR  
APPROX. FLOOR  
AREA 384 SQ.FT.  
(35.6 SQ.M.)

TOTAL APPROX. FLOOR AREA 952 SQ.FT. (88.5 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 SCHOOLS INFORMATION

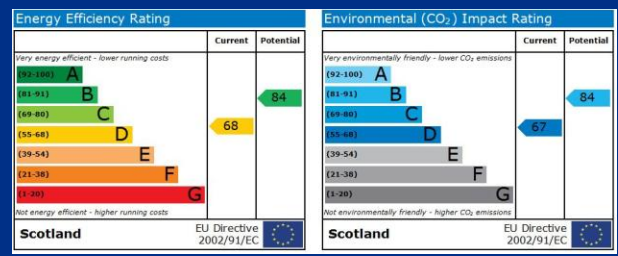
Infant/Junior: Knightwood Infant/Junior School  
Secondary: Thornden School

## LOCAL AUTHORITY INFORMATION

Test Valley Borough Council  
Tax Band 'D'

## EPC RATING

D/68



### 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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