



Leigh Road, Chandler's Ford, SO53 3AS

Jonathan Rees





In excellent order throughout this modern home benefits a beautiful southerly facing rear garden, large open plan living areas leading onto the garden and flexible living accommodation with bedrooms on the ground floor and first floor.

£450,000

Modern Extended Accommodation  
Large Southerly Facing Rear Garden  
Driveway Parking  
Master Bedroom With Large En-Suite  
Close To Transport Links  
Close To The Shops

## ENTRANCE HALL

Doors to three bedrooms and the sitting room.

## SITTING/DINING ROOM 32' 1" x 16' 3" (9.78m x 4.95m) max

A large open plan room with fireplace, two windows to the side aspect, stairs leading to the first floor landing.

## DINING AREA

Open to the sitting room with access to the kitchen and conservatory.

## CONSERVATORY 23' 0" x 16' 0" (7.01m x 4.88m) max

This substantial room gives access to the kitchen, dining room and garden.

## KITCHEN 17' 2" x 13' 0" (5.23m x 3.96m)

With modern eye and base level units, door to the side aspect, open to the conservatory, space for a range of appliances, cooker with hob, door to the utility room.

## UTILITY ROOM 6' 7" x 4' 4" (2.01m x 1.32m)

Window to the rear aspect, space for a range of appliances, WC.

## MASTER BEDROOM 15' 2" x 11' 11" (4.62m x 3.63m)

Window to the side aspect, open to a modern shoe store, door to the ensuite.

## ENSUITE 11' 11" x 7' 9" (3.63m x 2.36m) max

Window to the side aspect, a four piece white suite comprising a free standing bath, vanity unit with hand basin and WC, double shower unit.

## BEDROOM THREE 13' 10" x 12' 5" (4.22m x 3.78m)

Bay window to the front aspect.

## BEDROOM FOUR 11' 11" x 6' 6" (3.63m x 1.98m)

Bay window to front aspect, double built in wardrobe.

**LANDING** Large landing with Velux window.

## FIRST FLOOR BEDROOM TWO 12' 6" x 9' 3" (3.81m x 2.82m)

Window to the rear aspect, built in eaves storage.

## FIRST FLOOR BEDROOM FIVE/STUDY 13' 9" x 12' 5" (4.19m x 3.78m) max

Velux windows to the side aspect.

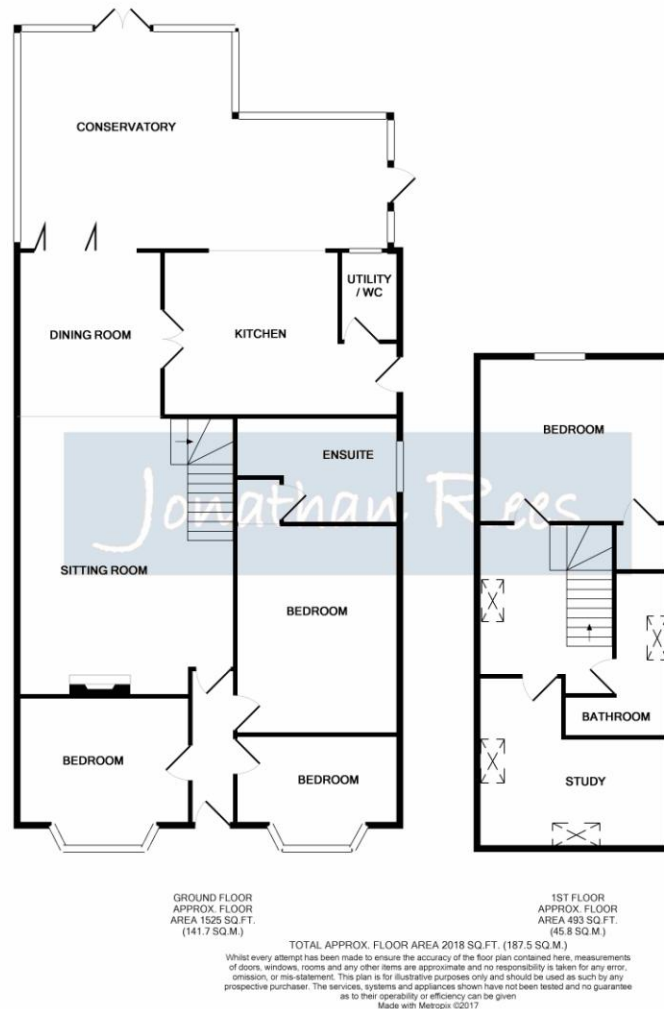
## FIRST FLOOR BATHROOM

Three piece white suite comprising a vanity corner wash basin and WC, walk in shower and Velux window to the side aspect.

## OUTSIDE

To the front the property provides parking for a number of vehicles, gate to the rear garden. The rear garden is mainly laid to lawn with decked area ideal for BBQ's and enjoying the gardens southerly aspect.





## Key Information

### LOCAL AUTHORITY INFORMATION

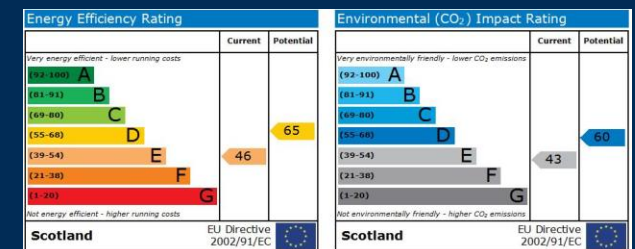
Eastleigh Borough Council  
Tax Band 'D'

### LOCAL SCHOOLS INFORMATION

Infant/Junior: Nightingale Primary School  
Secondary: Crestwood College for Business & Enterprise

### EPC RATING

E/46



### 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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