



Ashdown Road, Chandler's Ford, Hiltingbury, SO53 5QW

Jonathan Rees



A well presented three bedroom house in Hiltingbury with south facing rear garden and garage. Within the sought after Thornden School catchment with NO FORWARD CHAIN.

£375,000

No Forward Chain  
Modern Decor  
South Facing Rear Garden  
Garage  
Double Glazing  
Gas Central Heating  
Thornden School Catchment

**ENTRANCE HALL 17' 11" x 6' 05" (5.46m x 1.96m)** This large entrance leads you to the living room, cloakroom, side access to the garage, kitchen and upstairs rooms.

**LIVING ROOM 18' 00" x 10' 11" (5.49m x 3.33m)** Double glazed bay window to the front aspect, wood flooring, fire place to take a wood burner, radiator.

**KITCHEN/DINER 17' 09" x 9' 11" (5.41m x 3.02m)** Double glazed windows to the rear aspect, modern kitchen with appliances, ample wall and base units.

**CLOAKROOM 5' 10" x 2' 11" (1.78m x 0.89m)** Newly installed WC and basin.

**UTILITY ROOM 8' 8" x 2' 4" (2.64m x 0.71m)** Space for white goods, entrance to rear garden and garage.

**MASTER BEDROOM 14' 9" x 10' 05" (4.5m x 3.18m)** Double glazed window to the front aspect, built in wardrobe, laminate flooring.

**BEDROOM TWO 11' 5" x 10' 6" (3.48m x 3.2m)** Double glazed to the rear aspect, built in wardrobe and laminate flooring throughout.

**BEDROOM THREE 9' 10" x 6' 11" (3m x 2.11m)** Double glazed window to front aspect, radiator laminate flooring.

**BATHROOM 6' 9" x 5' 9" (2.06m x 1.75m)** Obscured double glazed window to rear aspect, towel rail, three piece white suite comprises shower over bath, W/C, basin.

**GARAGE 18' 4" x 9' 1" (5.59m x 2.77m)** With an up and over door and lighting you will also have access to the utility room or entrance hall.





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

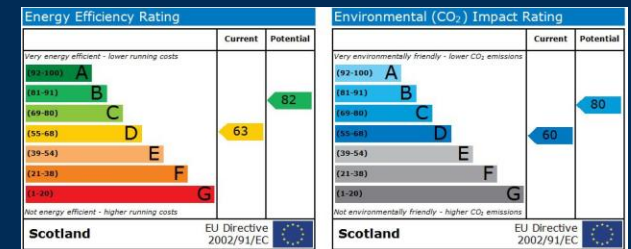
## LOCAL AUTHORITY INFORMATION

Eastleigh Borough Council  
Tax Band 'E'

## LOCAL SCHOOLS INFORMATION

Infant: Hiltingbury Infant School  
Junior: Hiltingbury Junior School  
Secondary: Thornden Secondary School

**EPC RATING D/63**



### 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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