



Sycamore Avenue, Chandler's Ford, Hiltingbury, SO53 5RG

Jonathan Rees



Occupying a corner position and benefitting a large garden with extension potential STP, this home is ideal for those looking for a three bedroom property in excellent school catchments and within walking distance of local amenities.

£274,950

Corner Plot
Three Bedrooms
Kitchen
Potential To Extend STP
Family Bathroom
Gas Central Heating
Hiltingbury/Thornden Catchments

ENTRANCE PORCH Porch with window to side aspect, door to sitting room, storage cupboard.

LIVING ROOM 18' 3" x 13' 10" (5.56m x 4.22m) Window to front aspect, stairs to first floor, feature gas fireplace, door to kitchen.

KITCHEN 12' 3" x 10' 1" (3.73m x 3.07m) Window to rear aspect, space for breakfast table, a range of base level units with space for appliances.

UTILITY AREA Space for appliances, door to the rear garden and kitchen, wall mounted 'Worcester' boiler.

LANDING Doors to all rooms, loft access.

MASTER BEDROOM 12' 4" x 10' 0" (3.76m x 3.05m) Window to rear aspect, wardrobe.

BEDROOM TWO 10' 9" x 9' 6" (3.28m x 2.9m) Window to front aspect.

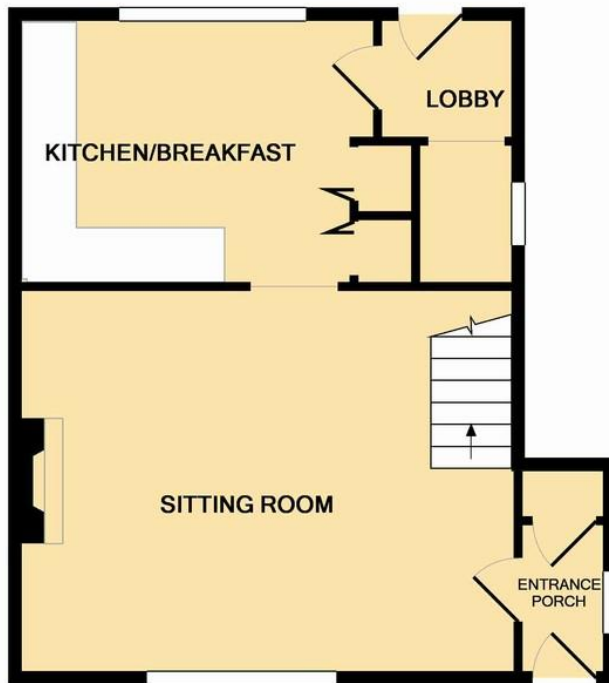
BEDROOM THREE 9' 6" x 7' 1" (2.9m x 2.16m) Window to front aspect.

BATHROOM A modern four piece suite with low level WC, wash hand basin, bath, shower cubicle and window to the rear aspect.

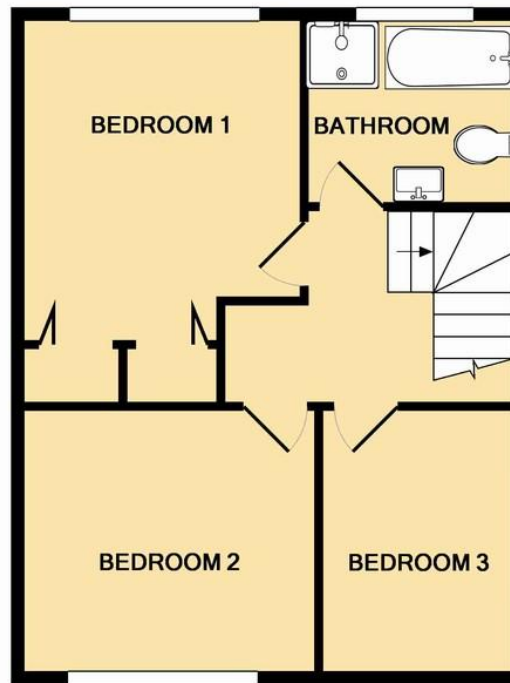
GARAGE Up and over door, courtesy door to rear garden.

OUTSIDE To the front aspect a pathway leads to the front with laid to lawn area and rear access. To the rear the large corner plot garden is laid to lawn with front and rear access and access to the garage.





GROUND FLOOR



1ST FLOOR

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 'C'

LOCAL SCHOOLS INFORMATION

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

EPC RATING

E/51

| Energy Efficiency Rating | | Environmental (CO ₂) Impact Rating | |
|---|-------------------------|--|---|
| | Current | Potential | |
| Very energy efficient - lower running costs | | | Very environmentally friendly - lower CO ₂ emissions |
| (92-100) A | | | (92-100) A |
| (81-91) B | | | (81-91) B |
| (69-80) C | | | (69-80) C |
| (55-68) D | | | (55-68) D |
| (39-54) E | 51 | | (39-54) E |
| (21-38) F | | | (21-38) F |
| (1-20) G | | | (1-20) G |
| Not energy efficient - higher running costs | | | Not environmentally friendly - higher CO ₂ emissions |
| Scotland | EU Directive 2002/91/EC | | Scotland |
| | | | EU Directive 2002/91/EC |

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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