



Leven Close, Valley Park, Chandler's Ford, SO53 4SH

Jonathan Rees



Built in 1987 this four bedroom family home is positioned in a quiet close in Valley Park. Just a short walk from Ramalley Woods, this up to date home benefits from a garage and plenty of parking, southerly facing rear garden and four good sized bedrooms including a master bedroom with en-suite shower room.

£455,000

Four Bedrooms
Master with En-Suite
Garage
Thornden School Catchment
Gas Central Heating
Double Glazing
Modern Boiler
Downstairs Cloakroom

ENTRANCE HALL Stairs to first floor, sitting room door.

SITTING/DINING ROOM 15' 7" x 14' 10" x 9 x 8'6" (4.75m x 4.52m x 2.74m x 2.59m)

Window to front aspect, open to the dining area, door to kitchen, garage and WC.
The dining area has French doors to the rear garden.

CLOAKROOM Low level WC, wash hand basin, window to side aspect.

KITCHEN 9' 11" x 8' 6" (3.02m x 2.59m)

Door to the sitting room, window to rear garden, a range of eye and base level units, built in cooker and premier range gas hob, space for breakfast table, open to the utility area.

UTILITY ROOM 7' 2" x 5' 2" (2.18m x 1.57m) Door to side aspect, space for a range of appliances.

LANDING Doors to all rooms, loft hatch.

MASTER BEDROOM 12' 7" x 12' 0" (3.84m x 3.66m)

Window to front aspect, built in wardrobe, door to en-suite.

ENSUITE Low level WC, shower unit, wash basin, window to front aspect.

BEDROOM TWO 11' 0" x 9' 0" (3.35m x 2.74m) Window to rear aspect, built in wardrobe.

BEDROOM THREE 12' 0" x 8' 1" (3.66m x 2.46m) Window to front aspect, built in wardrobe.

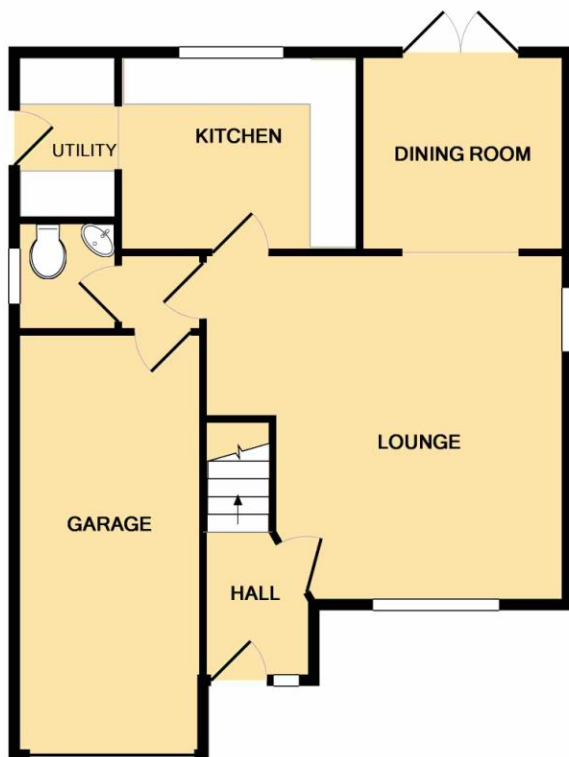
BEDROOM FOUR 9' 10" x 8' 1" (3m x 2.46m) Window to rear aspect.

BATHROOM 8' 11" x 6' 4" (2.72m x 1.93m) Window to rear aspect, panel enclosed bath, low level WC, wash hand basin.

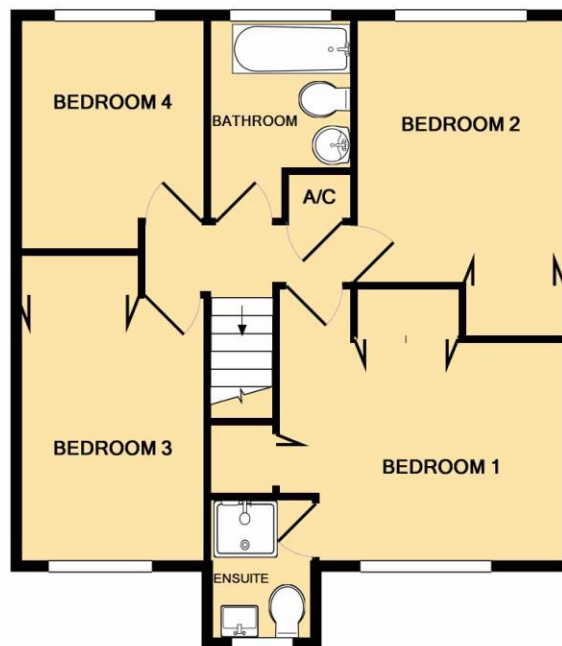
GARAGE Door to ground floor, up and over door to front, lights and power, wall mounted 'Worcester' boiler.

OUTSIDE To the front the property has parking for a number of vehicles, large gravelled area, access to the garage and front door. To the rear the property benefits a side access, mainly laid to gravel, decking, access to the ground floor, utility and dining room.





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

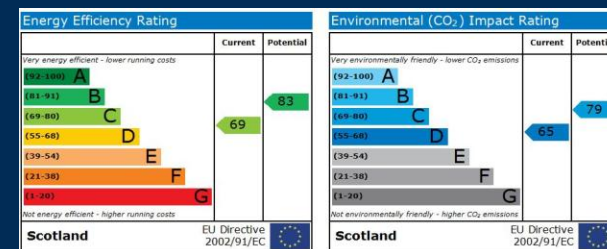
Test Valley Borough Council
Tax Band 'E'

LOCAL SCHOOLS INFORMATION

Infant/Junior: Hiltingbury Infant and Junior Schools
Secondary: Thornden Secondary School

EPC RATING

C/69



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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