



Wood End Way, Knightwood Park, Chandler's Ford, SO53 4LN

Jonathan Rees



This four bedroom detached home can be found in the sought after Knightwood Park development, this property is also within Knightwood and Thornden School Catchment. The property benefits from a utility, ensuite, conservatory and integral garage making this an ideal family home.

£525,000

Chain Free  
Four Bedrooms  
Garage  
Driveway & Parking  
Ensuite  
Conservatory  
Utility Room  
Knightwood & Thornden School Catchments

**CLOAKROOM 5' 07" x 2' 11" (1.7m x 0.89m)** Small basin, WC, radiator, laminate flooring.

**LIVING ROOM 16' 04" x 11' 02" (4.98m x 3.4m)** Gas fire, double doors to conservatory, radiator, laminate flooring.

**DINING ROOM 12' 02" x 9' 02" (3.71m x 2.79m)** Window to front.

**STUDY 10' 02" x 8' 02" (3.1m x 2.49m)** Window to front.

**KITCHEN/BREAKFAST ROOM 11' 02" x 8' 11" (3.4m x 2.72m)** Space for free standing dishwasher, fridge freezer you will also find a gas hob and electric oven, possible space for small table and chairs, with base and eye level units, door to utility room.

**UTILITY ROOM 8' 0" x 5' 06" (2.44m x 1.68m)** Base units, stainless steel sink, space for washing machine and tumble dryer, door to garage and garden, window to garden and wall mounted boiler.

**MASTER BEDROOM 15' 01" x 9' 02" (4.6m x 2.79m)** Window to front and ensuite.

**ENSUITE 6' 02" x 5' 07" (1.88m x 1.7m)** Shower, vanity basin, WC, towel rail, window to front, tiled throughout.

**BEDROOM TWO 11' 10" x 10' 01" (3.61m x 3.07m)** Window to front aspect.

**BEDROOM THREE 10' 01" x 8' 11" (3.07m x 2.72m)** Window to rear aspect.

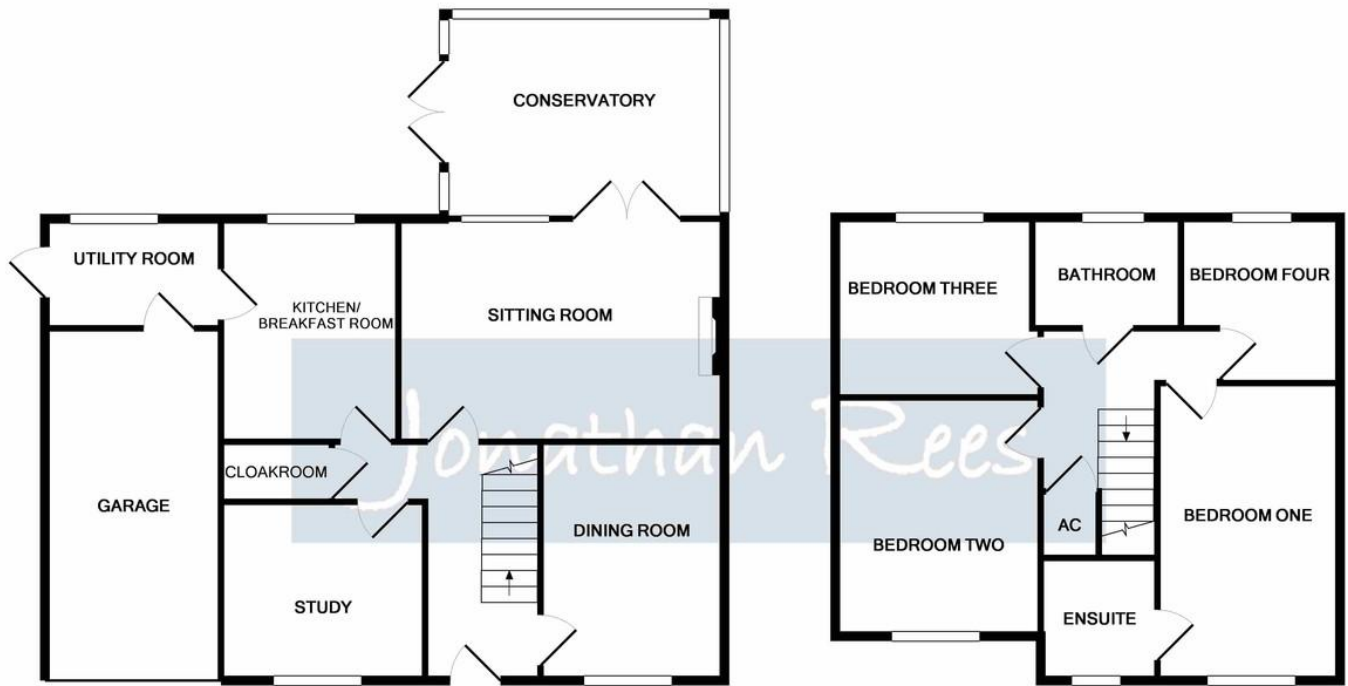
**BEDROOM FOUR 7' 11" x 8' 07" (2.41m x 2.62m) max** Window to rear aspect.

**BATHROOM** Vanity basin, WC, shower over 'Whirlpool' bath, towel rail, window to rear, tiled floor.

**GARAGE 17' 08" x 8' 09" (5.38m x 2.67m)** Integral with up and over door, power and light.

**OUTSIDE** The front is mainly laid to tarmac with mature borders. The rear garden is mainly laid to lawn with a patio and side access to the front.





GROUND FLOOR  
APPROX. FLOOR  
AREA 939 SQ.FT.  
(87.3 SQ.M.)

1ST FLOOR  
APPROX. FLOOR  
AREA 568 SQ.FT.  
(52.8 SQ.M.)

TOTAL APPROX. FLOOR AREA 1508 SQ.FT. (140.1 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  
Made with Metropix ©2017

## Key Information

### LOCAL AUTHORITY INFORMATION

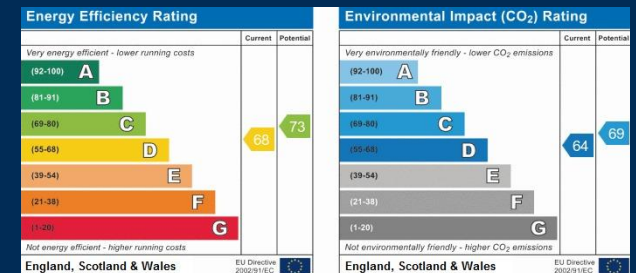
Test Valley Borough Council  
Tax Band 'F'

### LOCAL SCHOOLS INFORMATION

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

### 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.

100 Winchester Road, Chandler's Ford, Hampshire, SO53 2GJ

t: 023 8027 6500

e: sales@jonathanrees.com

