



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

Jonathan Rees



An immaculate three bedroom house with a superb kitchen extension and two sizeable reception rooms within Hiltingbury Primary and Thornden Secondary School's catchment.



£350,000

Three Bedrooms
Kitchen
Two Reception Rooms
Downstairs Cloakroom
Hiltingbury/Thornden School Catchments
Excellent Parking
Garage



ENTRANCE HALL Stairs to the first floor, space for shoes and hanging coats.

SITTING ROOM 14' 9" x 13' 5" (4.5m x 4.09m) Windows to front aspect, electric feature fireplace, understairs cupboard and double doors leading to dining room.

DINING ROOM 18' 3" x 10' 5" (5.56m x 3.18m) Wood effect laminate flooring, downlights and sliding doors to the garden.

CLOAKROOM A wall mounted boiler and low level WC.

KITCHEN 13' 9" x 9' 0" (4.19m x 2.74m) A window to side aspect, French doors to the garden, terracotta tiled flooring with underfloor heating, downlights, a range of maple wall and base fitted units with granite effect working surfaces over, tiling to principle areas, built in AEG appliances including eye level stainless steel double oven, a four ring electric hob with stainless steel extractor hood over, circular stainless steel sink and drainer with mixer tap above, spaces for washing machine and fridge/freezer.

FIRST FLOOR LANDING An obscured window to side access and access to the loft.

BEDROOM ONE 12' 4" x 10' 1" (3.76m x 3.07m) A window to the front aspect, built in wardrobe.

BEDROOM TWO 10' 1" x 9' 2" (3.07m x 2.79m) A window overlooking the garden and a built in wardrobe.

BEDROOM THREE 8' 5" x 7' 9" (2.57m x 2.36m) A window to the front aspect.

BATHROOM 7' 8" x 5' 11" (2.34m x 1.8m) An obscure window to side aspect, fully tiled walls and floor, heated towel rail and a white suite comprising a panel enclosed bath with shower over, wash hand basin with mixer tap and low level WC.

GARAGE 16' 9" x 8' 1" (5.11m x 2.46m) An up and over door, light and power, window to the rear aspect and a personal door to the garden.

OUTSIDE The front of the property has a long driveway allowing parking for several cars with a lawned area and outside tap. The rear garden is mainly laid to lawn with a large decked area, patio area, outside tap, all being surrounded by panel fencing.





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

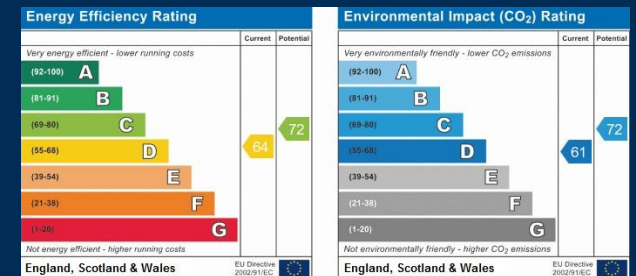
Eastleigh Borough Council
Tax Band 'D'

LOCAL SCHOOLS INFORMATION

Infant/Junior: Hiltngbury Infant & Junior Schools
Secondary: Thornden Secondary School

EPC RATING

D/64



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

