



Morgan Le Fay Drive, Knightwood Park, Chandler's Ford, SO53 4JF

Jonathan Rees



Modernised with superb accommodation this five-bedroom home is set over three floors and benefits from an open plan kitchen dining room with breakfast bar and separate utility room, 23" sitting room with a front to back aspect and a double garage with plenty of additional driveway parking.

£600,000

Detached Property
Beautifully Presented
Modern Open Plan Kitchen
Two En-Suites
Townhouse Style
Double Glazing
Central Heating

Knightswood & Thornden School Catchments

ENTRANCE HALL Stairs to the first floor, doors to the kitchen, cloakroom and sitting room, understairs storage cupboard.

CLOAKROOM Low level WC, wash hand basin.

SITTING ROOM 23' 10" x 11' 7" (7.26m x 3.53m) Window to front aspect, patio door to the rear.

KITCHEN/DINING ROOM 24' 11" x 11' 7" (7.59m x 3.53m) A beautiful modern kitchen with a range of eye and base level units with granite worktops and space for a range style cooker. This gorgeous space has a breakfast bar, room for a formal dining table, door to utility, window to front and rear.

UTILITY ROOM Door to the garden, space for a range of appliances, wall mounted boiler.

LANDING Cupboard housing the hot water tank, stairs to the second floor.

BEDROOM ONE 16' 8" x 11' 9" (5.08m x 3.58m) Window to front aspect, door to the walk in wardrobe, door to the en-suite. The wardrobe space has a window to rear aspect and plenty of hanging and storage space. The en-suite shower room is tiled with low level WC, wash hand basin, shower unit and window to the rear aspect.

BEDROOM THREE 11' 8" x 11' 6" (3.56m x 3.51m) Window to front aspect, built in wardrobes.

BEDROOM FIVE 9' 5" x 9' 5" (2.87m x 2.87m) Window to rear aspect.

FAMILY BATHROOM Tiled with a low level WC, wash hand basin, bath and window to rear aspect.

LANDING Doors to bedrooms two and four.

BEDROOM TWO 12' 11" x 11' 10" (3.94m x 3.61m) max Window to front aspect, port hole style window to side aspect, multiple built in wardrobes, door to the en-suite which comprises low level WC, wash hand basin and shower unit, window to rear aspect.

BEDROOM FOUR 14' 4" x 11' 9" (4.37m x 3.58m) Windows to front and rear aspect.

DOUBLE GARAGE Up and over door.

OUTSIDE To the front the property has plenty of driveway parking and access to the side and garage. To the rear the garden is enclosed by panel fencing and brick walls, mainly laid to lawn with a patio area.





GROUND FLOOR
APPROX. FLOOR
AREA 694 SQ.FT.
(64.5 SQ.M.)



1ST FLOOR
APPROX. FLOOR
AREA 685 SQ.FT.
(63.7 SQ.M.)



2ND FLOOR
APPROX. FLOOR
AREA 441 SQ.FT.
(41.0 SQ.M.)

TOTAL APPROX. FLOOR AREA 1820 SQ.FT. (169.1 SQ.M.)

Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of floors, 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 'F'

LOCAL SCHOOLS INFORMATION

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

EPC RATING

D/68

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	68	69	(55-68) D
(39-54) E			(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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