



sparky ellison

61 Ashdown Road, Hiltingbury, Chandlers Ford, SO53 5QX

£385,000

A stunning 3 bedroom semi detached home benefiting from a host of wonderful attributes to include an 18'2" x 13'6" sitting room, modern fitted 18'2" x 10'6" kitchen/dining space, 3 good sized bedrooms and modern fitted bathroom. In addition is a garage to the side and in the rear garden is a brick built studio/home office. Ashdown Road is a highly regarded location being in the sought after Hiltingbury district and therefore in the catchments for the popular Hiltingbury and Thornden Schools with a range of local shops on Ashdown Road and Hiltingbury Road close at hand.

ACCOMMODATION

Ground Floor

| | |
|----------------------|---|
| Entrance Porch: | Quarry tiled floor. |
| Sitting Room: | 18'2" x 13'6" (5.54m x 4.11m) |
| Kitchen/Dining Room: | 18'2" x 10'6" (5.54m x 3.20m) Range of modern Shaker style units with stainless steel furniture, stainless steel electric double oven and gas hob with extractor hood over, integrated dishwasher and bins, space for upright fridge freezer, larder style cupboards, cupboard housing boiler, space for table and chairs, double doors to rear garden. |
| Cloakroom: | White suite with chrome fittings comprising wash basin, wc. |

First Floor

| | |
|------------|--|
| Landing: | Hatch to loft space. |
| Bedroom 1: | 12'2" x 9'10" (3.71m x 3.00m) Double wardrobe recess, stripped wooden floor. |
| Bedroom 2: | 9'10" x 9'3" (3.00m x 2.82m) Double wardrobe. |
| Bedroom 3: | 8'9" x 8'2" (2.67m x 2.49m) |
| Bathroom: | 7'10" x 5'10" (2.39m x 1.78m) Modern white suite with chrome fittings comprising panel bath with mixer taps and separate shower unit over, wash basin, wc. |

OUTSIDE

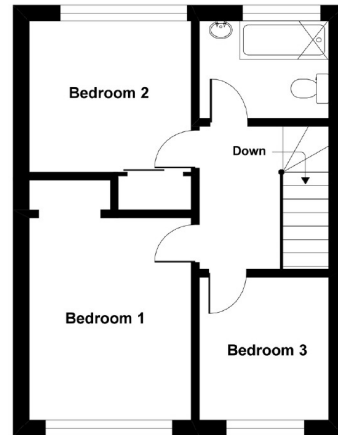
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|---------------------|--|
| Front: | A driveway affords off street parking with adjacent lawn, flower and shrub borders, side path and gate to rear garden. |
| Rear Garden: | 33'10" x 29'9" (10.31m x 9.07m) Adjoining the house is a full width paved patio leading onto a lawned area surrounded by flower and shrub borders with sleeper edging. |
| Studio/Home Office: | 17' x 7'7" (5.18m x 2.31m) Brick built with double glazed windows and doors, light and power. |
| Garage: | |
| Utility: | 7' x 5'6" (2.13m x 1.68m) Space and plumbing for appliances, tiled floor, door to rear garden. |

OTHER INFORMATION

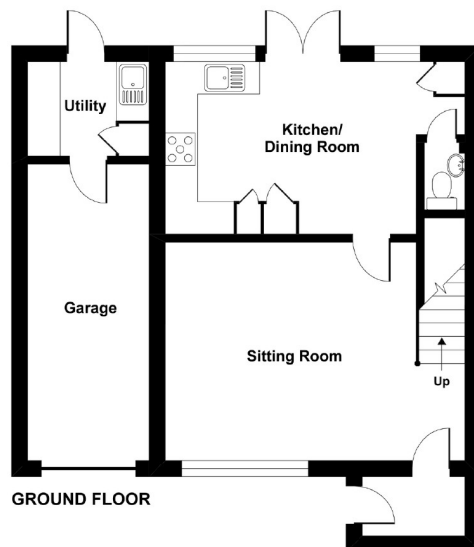
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|-----------------------|---|
| Tenure: | Freehold |
| Approximate Age: | 1960's |
| Approximate Area: | 104.7sqm/1127sqft |
| Sellers Position: | No forward chain |
| Heating: | Gas central heating |
| Windows: | UPVC double glazed windows |
| Loft Space: | Partially boarded with ladder & light connected |
| Infant/Junior School: | Hiltingbury Infant/Junior School |
| Secondary School: | Thornden Secondary School |
| Local Council: | Eastleigh Borough Council - 02380 688000 |
| Council Tax: | Band D - £1736.84 20/21 |



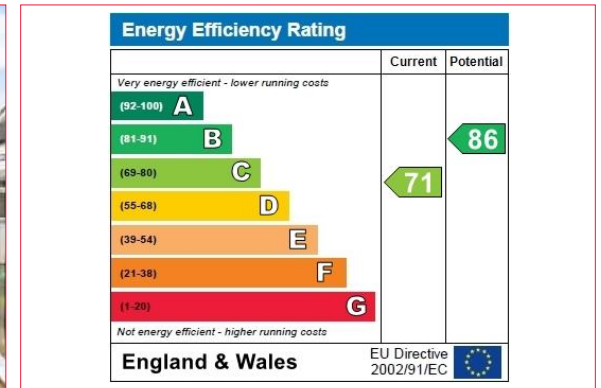
Ground Floor = 486 sq ft / 45.1 sq m
First Floor = 456 sq ft / 42.3 sq m
Garage = 185 sq ft / 17.2 sq m
Total = 1127 sq ft / 104.7 sq m
For identification only - Not to scale



FIRST FLOOR



GROUND FLOOR



Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). © nrichcom 2021.
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