



# 10 Kings Close, Chandlers Ford, SO53 2FF

£475,000

A stunning 3 bedroom detached chalet style home extended and completely refurbished throughout, not just cosmetically but to include full re-wiring, re-plumbing, new ceilings and new roof. The centrepiece of this magnificent home is the open plan kitchen/dining/living space with bi-fold doors to the rear garden, with a spacious sitting room, 2 double bedrooms and bathroom completing the ground floor. On the first floor is a fabulous master bedroom with adjacent modern bathroom. The property is presented to an exceptionally high standard both internally and externally with a newly laid brick paved driveway affording parking for several vehicles and a totally re-landscaped rear garden with raised patio and lawned area. Kings Close is a superb central location being close to the two main shopping areas as well as bus services to Southampton and Winchester.

## ACCOMMODATION

### Ground Floor

Entrance Hall: Stairs to first floor with cupboard under.  
Sitting Room: 19' x 10'3" (5.79m x 3.12m) Bay window.  
Kitchen/Dining/Living Space: 20'8" x 15'10" (6.30m x 4.83m) The kitchen area has been re-fitted with a range of attractive matt grey shaker style units, built in double electric oven, electric hob with extractor hood over, integrated fridge/freezer and dishwasher, space and plumbing for washing machine, feature skylight window and bi-fold doors to rear garden, space for table and chairs and sofas, walk in storage cupboard housing boiler.

Bedroom 2: 10'3" x 8'6" (3.12m x 2.59m)  
Bedroom 3: 13'4" x 10'6" (4.06m x 3.20m) Into door recess.  
Bathroom: 7'2" x 6'5" (2.18m x 1.96m) Modern white suite with chrome fittings comprising bath with mixer taps and shower unit over with glazed screen, wash basin, wc, tiled floor.

### First Floor

Landing:  
Bedroom 1: 15'6" x 10'8" (4.72m x 3.25m) 2 Fitted wardrobes.  
Bathroom: 9'6" x 6'6" (2.90m x 1.98m) Modern white suite with chrome fittings comprising bath with mixer tap, wash basin, wc, tiled floor.

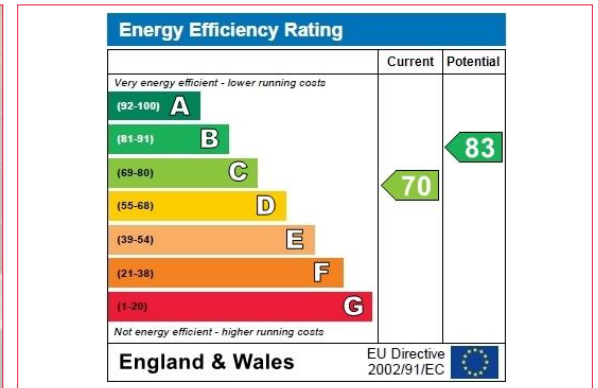
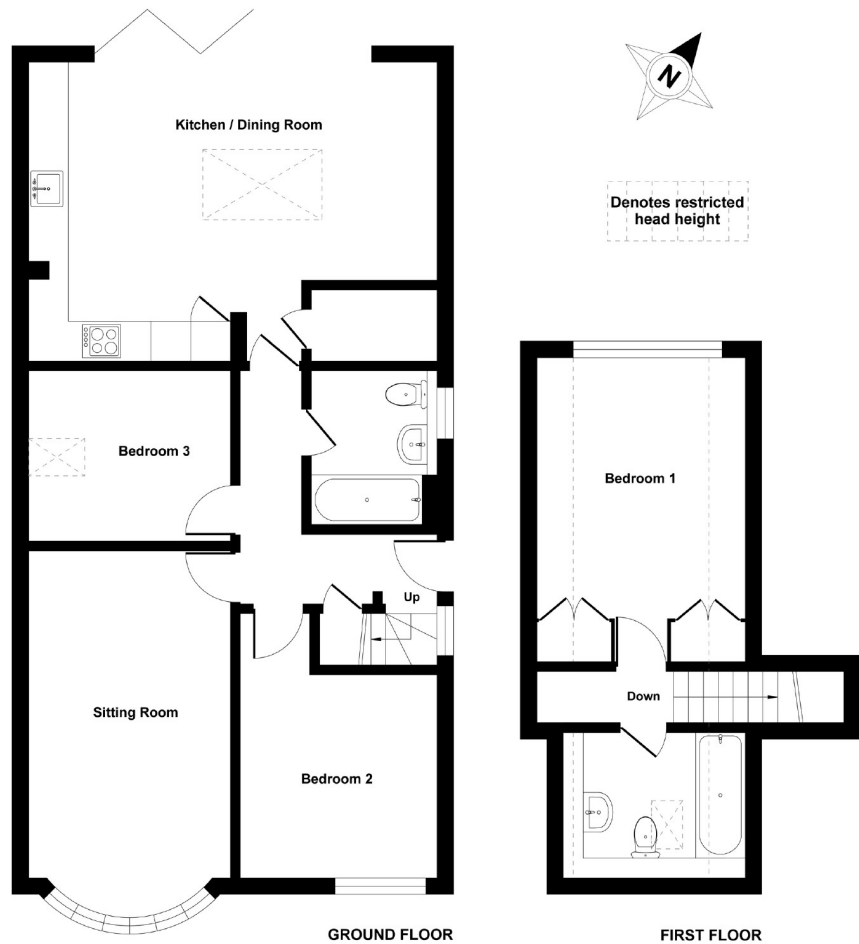
## OUTSIDE

Front: A brick paved driveway affords off street parking for several vehicles and extends to the side of the property affording access to the front door and rear garden.  
Rear Garden: Approximately 50' in length. Adjoining the property is a full width paved patio with steps down onto a lawn surrounded by flower and shrub borders and enclosed by fencing.

## OTHER INFORMATION

Tenure: Freehold  
Approximate Age: 1950's extended and refurbished 2020/2021  
Approximate Area: 1137sqft/106sqm  
Sellers Position: No forward chain  
Heating: Gas central heating  
Windows: UPVC double glazing  
Infant/Junior School: Chandlers Ford C of E School / Merdon Junior School  
Secondary School: Toynebee Secondary School  
Local Council: Eastleigh Borough Council - 02380 688000  
Council Tax: Band D - £1736.84 20/21

Ground Floor = 859 sq ft / 80 sq m  
 First Floor = 203 sq ft / 19 sq m  
 Limited Use Area(s) = 75 sq ft / 7 sq m  
 Total = 1137 sq ft / 106 sq m  
 For identification only - Not to scale



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