



The Firs, 34 Beechwood Crescent, Parish Of Ampfield, Chandlers Ford,

£795,000

A magnificent three/four bedroom detached family home presented in excellent order with a host of stunning attributes and features. This versatile property was virtually rebuilt in 2010 from an original bungalow and therefore affords a very modern and contemporary feel throughout with large reception hall, open plan sitting/dining/kitchen with doors opening into garden. There is also a large driveway with plenty of off road parking behind security gates. Beechwood Crescent falls within catchment for both Hiltingbury and Thornden Schools.

ACCOMMODATION

Ground Floor

Reception Hall: 15'4" x 11' (4.67m x 3.35m) A magnificent entrance to the property with tiled floor throughout, stairs to first floor and cupboard under, airing cupboard.

Open Plan Living Space:

Sitting/Dining Area: 22' x 21'2" (6.71m x 6.45m) The sitting area focuses on a feature fireplace with insert log burner, carpeted area with double doors to rear garden, dining area with tiled floor open to kitchen.

Kitchen: 11'9" x 10'10" (3.58m x 3.30m) An attractive modern range of shaker style units with granite worktops over, Rangemaster electric double oven with five ring gas hob and hot plate, extractor hood over, integrated dishwasher, two integrated fridges, waste disposal unit, tiled floor.

Bedroom 4/Family Room: 10'10" x 9'8" (3.30m x 2.95m) Built in wardrobes.

Shower Room: 7'3" x 4'10" (2.21m x 1.47m) Modern white suite with chrome fittings comprising shower area with glazed screen, wash hand basin, WC, tiled walls and floor.

Utility Room: 7'1" x 5'7" (2.16m x 1.70m) Space and plumbing for washing machine, space for tumble dryer, space for freezer, wall mounted boiler, tiled floor, door to outside.

First Floor

Landing: Feature window, eaves cupboard.

Bedroom 1: 14'8" max x 13' (4.47m max x 3.96m) Built in wardrobe.

En-Suite: 8'4" x 3'4" (2.54m x 1.02m) Modern white suite with chrome fittings comprising shower cubicle with glazed screen, wash hand basin, WC, tiled floor.

Bedroom 2: 17' max x 15'5" max (5.18m max x 4.70m max) Built in storage cupboards.

Bedroom 3: 9'10" x 7'8" (3.00m x 2.34m) Eaves cupboard.

Bathroom: 7'7" x 5'9" (2.31m x 1.75m) Modern white suite with chrome fittings comprising panel bath with mixer tap and shower attachment, wash hand basin, WC, storage cupboards, tiled floor and walls.

OUTSIDE

Front: The front garden is enclosed by mature hedging and electric security gates. The stone driveway affords off road parking for several vehicles and also provides access along side of the property to the rear garden.

Rear Garden: Measures approximately 44' x 43' with a pleasant south-westerly aspect. A paved terrace adjoins the rear of the property leading down to a lawned area with flower and shrub borders with fencing and hedging, garden shed with light and power and adjacent log store/storage area, outside tap to side of property.

OTHER INFORMATION

Tenure: Freehold

Approximate Area: 1712sqft/159sqm (including limited use areas)

Sellers Position: Looking for forward purchase

Heating: Gas central heating

Windows: Double glazed windows

Infant/Junior School: Hiltingbury Infant/Junior School

Secondary School: Thornden Secondary School

Council Tax: Band F - £2,658.16 21 / 22

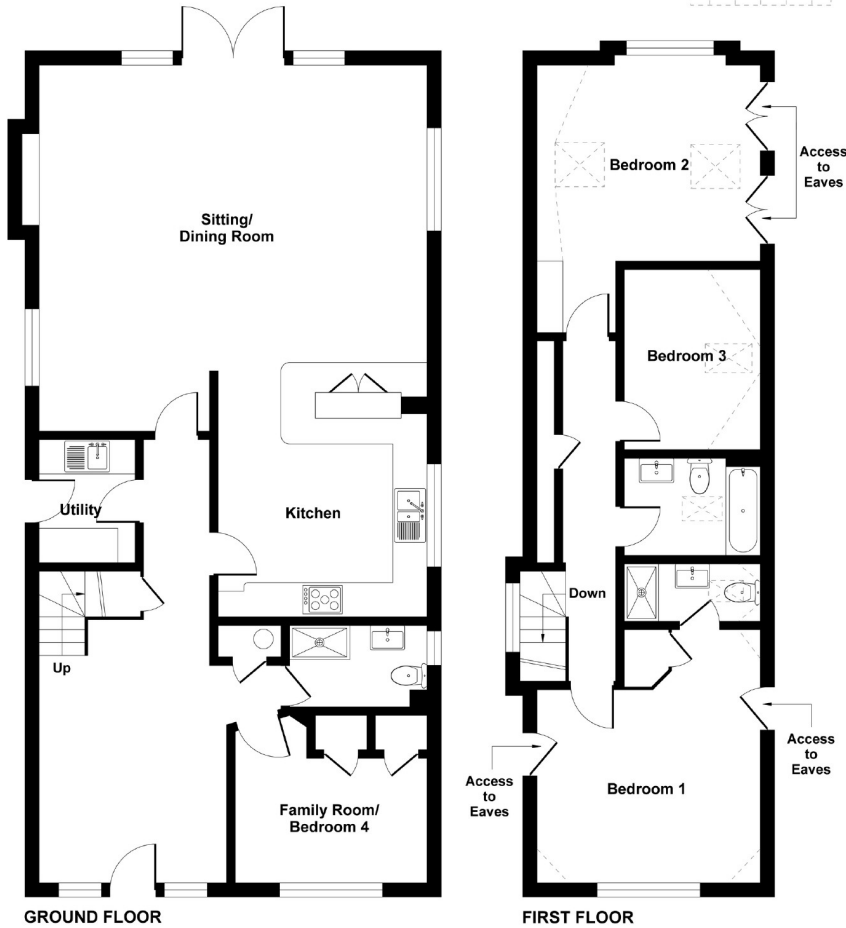
Local Council: Test Valley Borough Council - 01264 368000



Ground Floor = 1082 sq ft / 101 sq m
 First Floor = 584 sq ft / 54.3 sq m
 Limited Use Area(s) = 46 sq ft / 4.2 sq m
 Total = 1712 sq ft / 159 sq m

For identification only - Not to scale

Denotes restricted head height



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92-100)	A		
(81-91)	B		86
(69-80)	C	76	
(55-68)	D		
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

RICS Certified Property Measurer
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