



46 Heathlands Road, Chandlers Ford, SO53 1GZ

£375,000

An exceptionally well presented 3 bedroom semi-detached home with a modern contemporary feel to the interior design. The property has been modernised by the current owners and now benefits from a re-fitted kitchen and bathroom with other attributes to include a 25'5" sitting/dining room, three excellent sized bedrooms, driveway for 2 cars leading to a garage and rear garden with pleasant westerly aspect. The property also falls within the catchment for Thornden School with the location also providing easy and convenient access to the centre of Chandlers Ford and junction 12 of the M3.

ACCOMMODATION

Entrance Porch: Front door to reception hall:
Reception Hall: Stairs to first floor with cupboard under, wooden flooring.
Sitting/Dining Room: 25'5" x 11' x 9'2" (7.75m x 3.35m x 2.79m) Wooden flooring, double doors to rear garden.
Kitchen: 11'3" x 7'10" (3.43m x 2.39m) Re-fitted range of modern grey gloss units, electric oven and gas hob with extractor hood over, integrated dishwasher, washing machine and fridge, tiled floor, door to rear garden.

First Floor

Landing: Hatch to loft space, storage cupboard.
Bedroom 1: 13'2" x 10'2" (4.01m x 3.10m)
Bedroom 2: 12'1" x 10'2" (3.68m x 3.10m)
Bedroom 3: 9'6" x 7' (2.90m x 2.13m)
Bathroom: 6'11" x 5'6" (2.11m x 1.68m) Re-fitted modern white suite with chrome fittings comprising P shaped bath with mixer taps and separate shower unit over, wash basin, wc, tiled walls and floor.

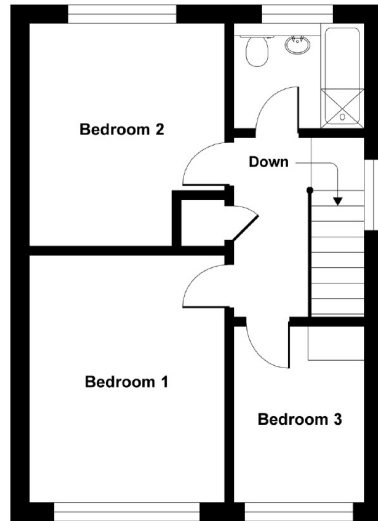
OUTSIDE

Front: Double width driveway affording off street parking for 2 vehicles with adjacent lawned area.
Rear Garden: Approximately 29'3" x 26'11" a patio adjoins the property leading onto a lawned area enclosed by fencing, screened area to one side for waste bins, brick built storage shed.
Garage: 18' x 7'10" (5.49m x 2.39m) Light and power, door to rear garden.

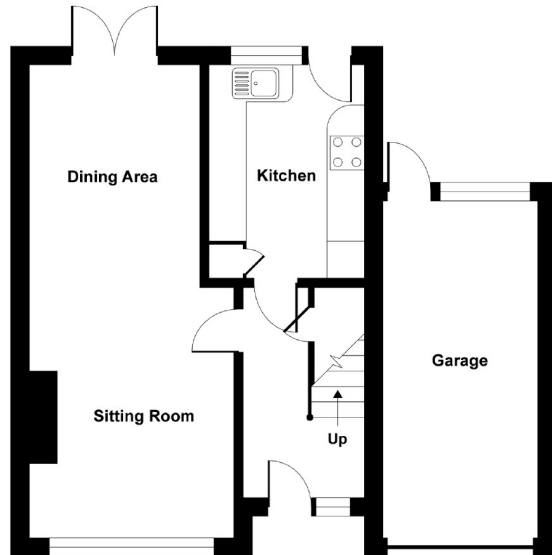
OTHER INFORMATION

Tenure: Freehold
Approximate Age: 1963
Approximate Area: 98.3sqm/1059sqft
Sellers Position: Looking for forward purchase
Heating: Gas central heating
Windows: UPVC double glazing
Loft Space: Partially boarded with light and ladder connected
Infant/Junior School: Chandlers Ford Infant/Junior School
Secondary School: Thornden Secondary School
Local Council: Eastleigh Borough Council - 023 80 688 000
Council Tax: Band D - £1818.58 21 / 22

Ground Floor = 594 sq ft / 55.1 sq m (includes garage)
 First Floor = 465 sq ft / 43.1 sq m
 Total = 1059 sq ft / 98.3 sq m
 For identification only - Not to scale



FIRST FLOOR



GROUND FLOOR



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92-100)	A		
(81-91)	B		86
(69-80)	C	73	
(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	

Certified Property Measurer
 Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). © n3cheom 2021.
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