



Saracens Road, Scantabout, Chandler's Ford, SO53 2NT

Jonathan Rees



We are pleased to offer for sale this well presented three double bedroom detached home within the popular Scantabout area and is within walking distance to the centre of Chandlers Ford. Attributes include lounge/dining room, recently fitted kitchen and bathroom. Triple length driveway and garage with electric up and over door. Excellent School catchments, within Scantabout and Thornden School. Communication links to the M3, M27 and bus services to Southampton and Winchester are within easy reach. The property is offered with NO FORWARD CHAIN.

£410,000

Detached House
Three Double Bedrooms
Sitting/Dining Room
Modern Fitted Kitchen and Bathroom
Single Garage
Off Road Parking for Multiple Vehicles
Scantabout/Thornden School Catchment
No Forward Chain

ENTRANCE HALL

Obscured double glazed front door.

CLOAKROOM

A white suite comprising of low level WC with pedestal wash hand basin with storage below. Obscured double glazed window to the side.

SITTING/DINING ROOM 21' 11" x 13' 0" max(6.68m x 3.84m)

Dual aspect windows to front and rear. Gas fire with back boiler and door leading to:

KITCHEN 11' 10" x 9' (3.61m x 2.74m)

A good range of wall and base level units with roll edge work surface over, built-in 4 ring gas hob with electric oven and extractor fan over. One and a half bowl stainless steel sink with mixer tap, plumbing and space for washing machine, integrated dishwasher and space for upright fridge/freezer. Under stairs cupboard housing gas meter and fuse box, obscured glazed door to the side and window to the rear garden.

LANDING

Access to loft with loft ladder, light and fully boarded. Built in airing cupboard with slatted shelves, hot water tank. Double glazed window to the side.

BEDROOM ONE 12' 5" x 9' 11" (3.76m x 3.02m)

Window to the rear aspect, built in double wardrobe.

BEDROOM TWO 11' 10" x 9' 2" (3.61m x 2.79m)

Window to the front aspect, built in double wardrobe.

BEDROOM THREE 9' 9" x 9' 0" (2.95m x 2.77m)

Window to the rear aspect, built in double wardrobe.

BATHROOM

Obscured double glazed window to the side. White suite comprising of panel enclosed shower bath with glass screen and thermostatic mixer shower, low level WC, vanity unit with wash hand basin, ladder style chrome radiator.

OUTSIDE

The front garden has a pathway leading to the front door, mainly laid to lawn with a shrub border, driveway for multiple off road parking leading to the garage with remote control doors, power and lighting. The rear garden is mainly laid to lawn with shrub borders and patio area. Outside shed and tap.



GROUND FLOOR

1ST FLOOR



TOTAL FLOOR AREA : 990sq.ft. (92.0 sq.m.) approx.
 Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, 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

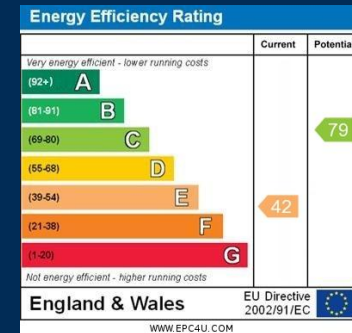
Eastleigh Borough Council
 Tax Band D

LOCAL SCHOOLS INFORMATION

Infant/Junior: Scantabout Primary School
 Secondary: Thornden Secondary School

EPC RATING

E/42



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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