



Kingsway, Chandler's Ford, SO53 1EN

Jonathan Rees





We are delighted to offer this charming detached home, constructed in 1970's which has been sympathetically refurbished and extended to provide a spacious family accommodation. Well positioned for easy access to Chandlers Ford centre which provides a host of amenities including Waitrose, pubs and restaurants, doctors surgery, library, the lakes are just a short walk away. Bus routes to Winchester and Southampton as well as the motorway links to M3/M27 nearby and the railway station has links to Winchester and Southampton; London Waterloo. The property falls in Thornden School catchment.

**£775,000**

Extended Detached Home  
Entrance Hall/Study Area 16' x 8'  
Spacious Sitting Room with Bay Window  
En-Suite To Master  
Three Further Double Bedrooms  
Kitchen with Separate Utility Room  
Garage and Large Driveway  
Desirable Location  
Thornden School Catchment  
Vendor Suited

**ENTRANCE HALL 16' x 8' (4.88m x 2.44m)** Double glazed window to the front aspect and door with stain glass panel as well as glazed window to side aspect. Inner hallway with access to all ground floor rooms.

**CLOAKROOM** Obscured double glazed window to the side, WC, pedestal wash hand basin and under stairs cupboard.

**SITTING ROOM 16' x 12' (4.88m x 3.66m)** Double glazed bay window to the front aspect and feature gas fireplace.

**DINING ROOM 16' x 9' 6" (4.88m x 2.9m)** Double glazed window and door to the rear aspect.

**KITCHEN/BREAKFAST ROOM 15' 11" x 10' 5" (4.85m x 3.18m)** Dual aspect windows to the side and rear. Double glazed panelled door to the side. A range of contemporary wall and base level units with quartz square edge work surface over and integrated dishwasher and fridge/freezer. Centre island with units under, inset 1 1/2 bowl sink and drainer, double eye height Bosch oven and halogen hob with extractor hood over. Double cupboard and larder.

**UTILITY ROOM** Glazed window to the side aspect and into garage. Door to the rear garden, wall and base level units with roll edge work surface over, single bowl sink and drainer and space and plumbing for washing machine.

**LANDING** Double glazed window to the side aspect. Door to the airing cupboard. Loft hatch with ladder, partially boarded and light.

**MASTER BEDROOM 16' x 12' at widest points (4.88m x 3.66m)** Dual aspect windows to the side and front aspects and triple built in wardrobes. Door to:

**ENSUITE** Shower cubicle with curved glass screen and shower mixer over, vanity unit with inset wash hand basin and cupboards under, WC with enclosed cistern, tiled to principle areas, extractor fan.

**BEDROOM TWO 16' 1" x 10' 2" (4.9m x 3.1m)** Double glazed windows to the rear aspect, built in wardrobe and desks.

**BEDROOM THREE 16' 1" x 10' (4.9m x 3.05m)** Double glazed window to the rear aspect, built in wardrobe and desk.

**BEDROOM FOUR 13' 4" x 8' (4.06m x 2.44m)** Double glazed window to the front aspect and obscured double glazed window to the side aspect.

**FAMILY BATHROOM** Obscured double glazed window to the side aspect. A white suite comprising of panel bath with mixer tap and shower attachment over, vanity unit with inset wash hand basin and cupboards under, WC with enclosed cistern, tiled to principle areas, extractor fan.

**GARAGE 19' 3" x 9' (5.87m x 2.74m)** Motorised roller shutter door, roof light to the front aspect, power and light, gate at the rear leading to the rear garden.

**OUTSIDE** To the front of the property is a large driveway, small lawn area and mature shrub borders. The rear is enclosed by panel fencing and mainly laid to lawn with an upper and lower patio area, shrub borders, summer house and outside tap.



# Key Information

## LOCAL AUTHORITY INFORMATION

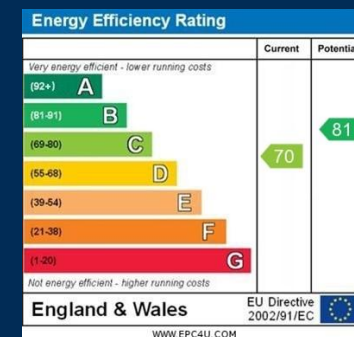
Eastleigh Borough Council  
Tax Band E

## LOCAL SCHOOLS INFORMATION

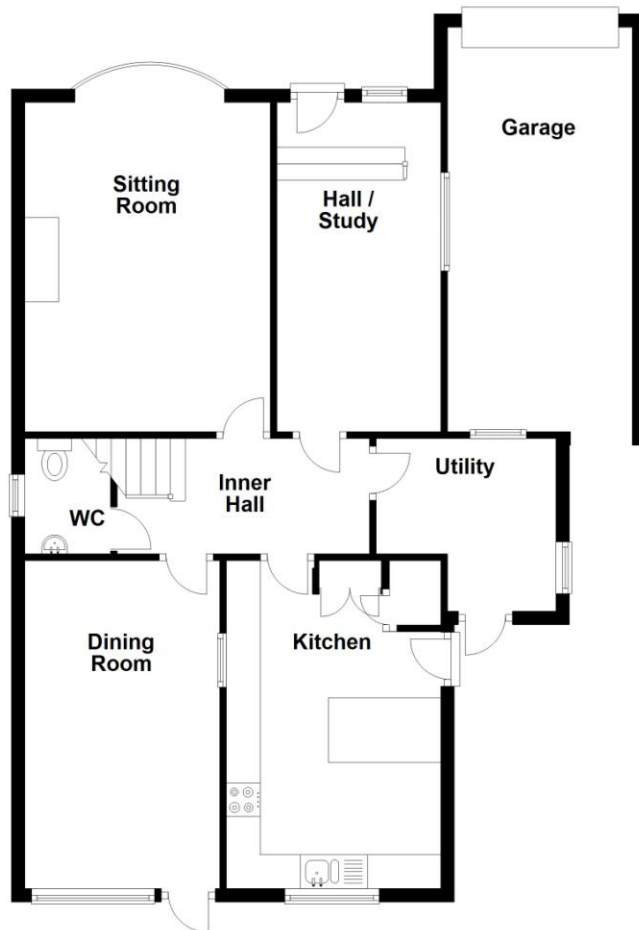
Infant: Chandler's Ford Infant School  
Junior: Merdon Junior School  
Secondary: Thornden Secondary School

## EPC RATING

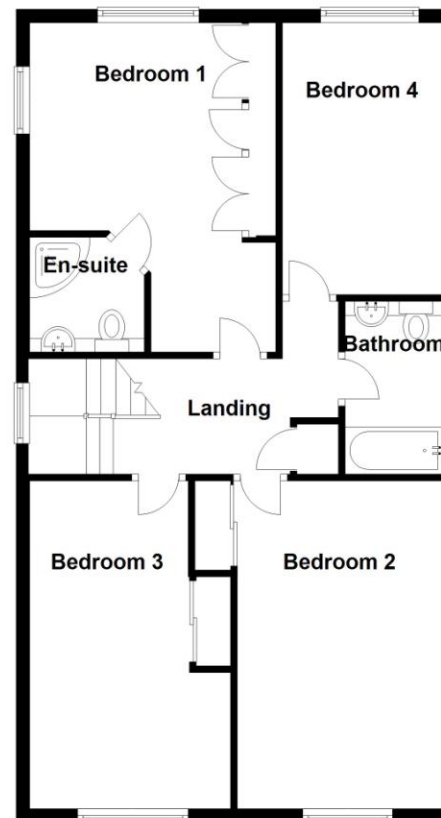
C/70



Ground Floor



First Floor



### 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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