



Ashdown Road, Chandler's Ford, SO53 5QX

Jonathan Rees



A fantastic opportunity to purchase this well presented and extended four bedroom semi-detached home situated in a highly sought after area of Hiltingbury. The property benefits from many attributes which include on the ground floor, sitting room, modern kitchen/dining room, utility room and a downstairs cloakroom. On the first floor the master bedroom with en-suite, three further bedroom and a family bathroom. Single integral garage and off road parking for several cars. Ashdown Road is well placed for excellent communication links, local amenities are found on Ashdown Road and Hiltingbury Road. The property is in the outstanding Hiltingbury and Thornden School catchments. Gas central heating.

£475,000

Extended Semi-Detached Home
Four Bedrooms
Modern Equipped Kitchen/Dining Room
Utility Room
Cloakroom
Master Bedroom with En-Suite
Three Further Bedrooms
Family Bathroom
Single Integral Garage and Double Driveway
Hiltingbury and Thornden Catchments

ENTRANCE PORCH Door to:

ENTRANCE HALL Stairs to first floor.

SITTING ROOM 13' 4" x 11' 8" (4.06m x 3.56m) Under stairs storage area, double glazed window to the front.

KITCHEN/DINER 11' 10" x 10' 9" (3.61m x 3.28m) Modern well planned kitchen comprising of a range of matching wall and base units with worksurface over and tiled splashbacks. Single drainer stainless steel sink unit, integrated dishwasher and two built in fridges, four burner gas hob with extractor hood over, built in gas oven and corner carousel unit. Built in larder with shelving and double glazed window to the rear.

UTILITY ROOM 14' 3" x 4' 7" (4.34m x 1.4m) Plumbing and space for washing machine and tumble dryer, space for fridge/freezer. Double glazed door and window to the rear.

CLOAKROOM Comprising low level WC, pedestal wash hand basin.

LANDING Access to loft space with loft ladder and light.

MASTER BEDROOM 16' 2" x 7' 5" (4.93m x 2.26m) Double glazed window to front and a sky light window.

EN SUITE Obscured double glazed window to rear. Modern suite comprising of a corner shower cubicle, vanity wash hand basin and WC. Fully tiled surround walls.

BEDROOM TWO 12' 2" x 9' 11" (3.71m x 3.02m) Built in wardrobe/storage, double glazed window to front.

BEDROOM THREE 9' 11" x 9' 3" (3.02m x 2.82m) Double glazed window to the rear. Doors to the airing cupboard.

BEDROOM FOUR 7' 10" x 6' 7" (2.39m x 2.01m) Built in wardrobe, double glazed window to front.

BATHROOM White suite comprising panel bath with shower and screen, low level WC, pedestal wash hand basin, tiled walls. Obscured double glazed window to rear.

SINGLE GARAGE 21' 11" x 8' 2" (6.68m x 2.49m) Roller shutter door, power and lighting.

OUTSIDE Block paved driveway to the front affording off road parking for several cars and leading to the single garage, the remainder is laid to lawn. Side access to the rear garden which is mainly laid to lawn with various flowers and shrub borders two seating areas for entertaining. Outside tap.



Key Information

LOCAL AUTHORITY INFORMATION

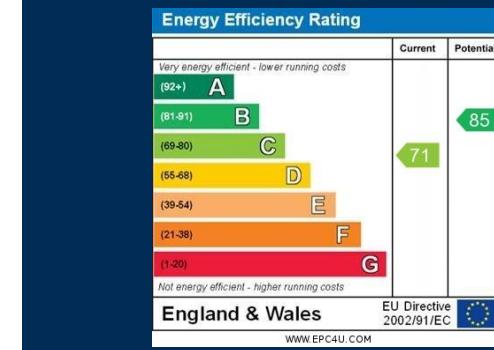
Eastleigh Borough Council
Tax Band D

LOCAL SCHOOLS INFORMATION

Infant- Hiltingbury Infant School
Junior-Hiltingbury Junior School
Secondary-Thornden School

EPC RATING

C/71



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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