



Ashdown Close, Hiltingbury, Chandler's Ford, SO53 5QF

Jonathan Rees



A well presented four bedroom town house situated in a popular location within Hiltingbury and Thornden School catchments. The property provides well planned accommodation which is well proportioned over three floors. On the ground floor there is a double bedroom and storage room. The first floor has a sitting room and a magnificent open plan contemporary kitchen/dining room overlooking the rear garden. On the second floor you have three bedrooms and a modern bathroom with radio sound surround to enjoy a relaxing bath after a long day. The mainline rail service into London Waterloo can be accessed from either Southampton Parkway, Shawford or Winchester whilst the M3 and M27 both offer convenient access to the national road networks.

£450,000

Town House
Four Bedrooms
Magnificent Open Plan Kitchen/Dining Room
Re-fitted Bathroom
Sitting Room
Driveway For 4 Cars
Hiltingbury and Thornden School Catchment
No Forward Chain

GROUND FLOOR

ENTRANCE HALL Stairs to first floor.

BEDROOM THREE 9' 6" x 9' 6" (2.9m x 2.9m)

Double glazed window to the front aspect.

STORE ROOM 9' 6" x 8' 11" (2.9m x 2.72m)

Ideal for a bike store.

FIRST FLOOR

LOUNGE 19' 1" x 10' 2" (5.82m x 3.1m)

Stairs to second floor, double glazed window to the front aspect.

CLOAKROOM Wash hand basin, low level WC.

KITCHEN/DINING ROOM 20' 4" x 16' 9" (6.2m x 5.11m)

Magnificent open plan contemporary style kitchen/dining room with integrated dishwasher, fridge/freezer, plumbing and space for washing machine, built in 5 burner gas hob with hood over and electric oven. Range of matching wall and base units, double doors and window to rear garden.

SECOND FLOOR

BEDROOM ONE 12' 10" x 10' 2" (3.91m x 3.1m)

Double glazed window to the front aspect, built in wardrobe.

BEDROOM TWO 13' 2" x 10' 2" (4.01m x 3.1m)

Double glazed window to the rear aspect, built in wardrobes.

BEDROOM THREE 9' 10" x 6' 2" (3m x 1.88m)

Double glazed window to the front aspect.

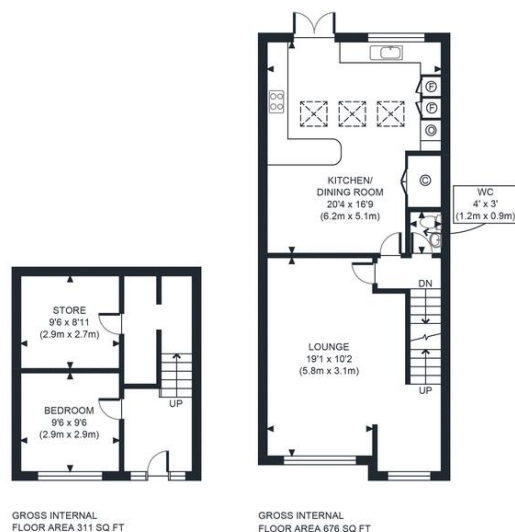
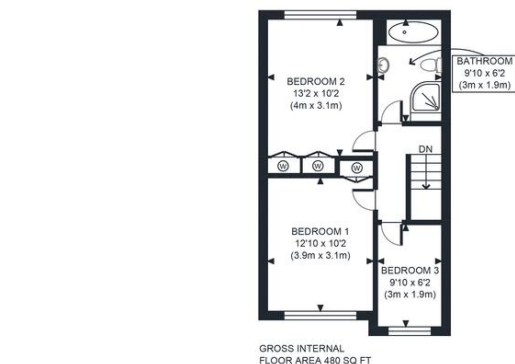
BATHROOM 9' 10" x 6' 2" (3m x 1.88m)

Modern suite with shower cubicle, panel bath, low level WC, pedestal wash hand basin, fully tiled throughout with integrated radio surround sound.

OUTSIDE

Driveway and parking for several cars. The rear garden has a timber frame shed, rear access and is fully enclosed by panel fencing.





APPROX. GROSS INTERNAL FLOOR AREA 1467 SQ FT / 136 SQM	Ashdown Close
Disclaimer: Floor plan measurements are approximate and are for illustrative purposes only. While we do not doubt the floor plan accuracy and completeness, you or your advisors should conduct a careful, independent investigation of the property in respect of monetary valuation	date: 28/02/22
	photoplan

Key Information

LOCAL AUTHORITY INFORMATION

Eastleigh Borough Council

Tax Band 'D'

LOCAL SCHOOLS INFORMATION

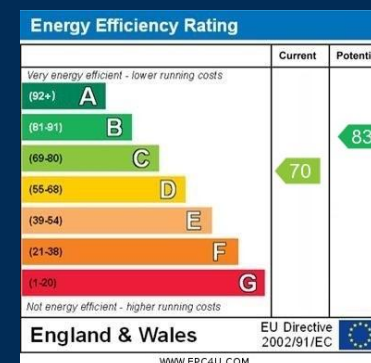
Infant: Hiltingbury Infant School

Junior: Hiltingbury Junior School

Secondary: Thornden Secondary School

EPC RATING

C/70



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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