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est. 2003

114 Brownhill Road, Chandlers Ford, SO53 2FL

£389,950

A stunning three bedroom semi-detached house presented in immaculate fashion throughout and pleasantly situated in an established location within the heart of Chandlers Ford. The property has been extended to the ground floor to provide substantial living space which offers a degree of flexibility, with a contemporary style room to the rear affording two sets of patio doors opening to the rear garden. The kitchen and bathroom are both re-fitted to a modern style and further attributes include a good size driveway affording parking for several vehicles and rear garden that enjoys a southerly aspect.

DIRECTIONS

From our office proceed across the road into Brownhill Road and at the bottom of the hill continue across the junction into Brownhill Road and number 114 is on the left hand side.

ACCOMMODATION

Ground Floor

Open Entrance Porch: Front door to reception hall.

Reception Hall: Wooden flooring, stairs to first floor with cupboard under, further storage cupboard.

Sitting Room: 16'8" x 15'3" (5.08m x 4.65m) Measurement up to built in display shelving, wooden flooring, patio doors to family/dining room.

Family/Dining Room: 13'2" x 9'10" (4.01m x 3.00m) Two sets of patio doors to rear garden, wooden flooring, electric heater.

Kitchen: 10'6" x 9'8" (3.20m x 2.95m) Re-fitted range of cream gloss units with stainless steel furniture and wooden worktops, space for upright fridge freezer, stainless steel Range style electric oven and gas hob with extractor hood over, integrated dishwasher and washing machine, cupboard housing combination boiler, door to outside.

First Floor

Landing: Hatch to loft space.

Bedroom 1: 12'10" x 10'4" (3.91m x 3.15m) Two built in double wardrobes.

Bedroom 2: 11'10" x 10'4" (3.61m x 3.15m)

Bedroom 3: 12'1" x 6'5" (3.68m x 1.96m)

Bathroom: 6'2" x 5'6" (1.88m x 1.68m) Modern white suite with chrome fittings comprising panel bath with shower unit over, glazed screen, wash hand basin, WC, tiled walls.

OUTSIDE

Front: A good size gravel driveway affords parking for several vehicles enclosed by hedging, access via the storage room to rear garden.

Rear Garden: Approximately 42' x 26'6" affording a pleasant southerly aspect. The garden has been professionally landscaped and adjoining the house is a slate paved patio with low level sleepers enclosing a planted area and pebble path to the rear end of the garden. The majority of the garden is lawned with planted borders and enclosed by hedging and fencing.

Storage Room: 12'3" x 7' (3.73m x 2.13m) Double doors to front and rear.

OTHER INFORMATION

Tenure: Freehold

Approximate Age: 1960

Approximate Area: 107sqm/1151sqft (Details taken from EPC)

Sellers Position: Looking to purchase onwards

Heating: Gas central heating

Windows: UPVC double glazing

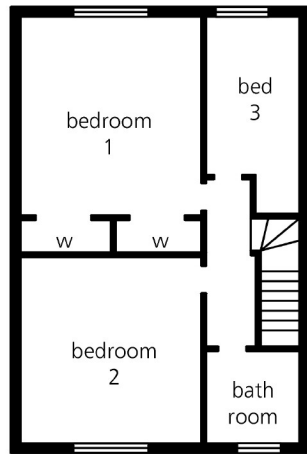
Loft Space: Ladder connected

Infant/Junior School: Chandlers Ford Infant/Merdon Junior School

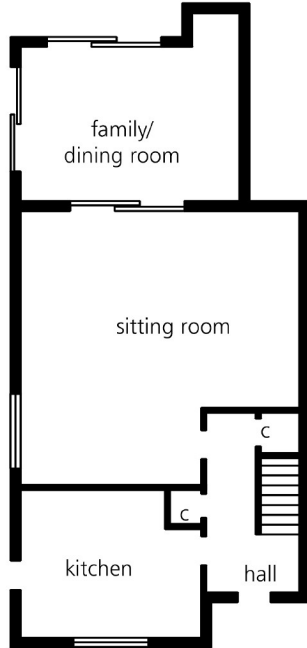
Secondary School: Toynbee Secondary School

Council Tax: Band D - £1,533.11 17/18

Local Council: Eastleigh Borough Council 02380 688000

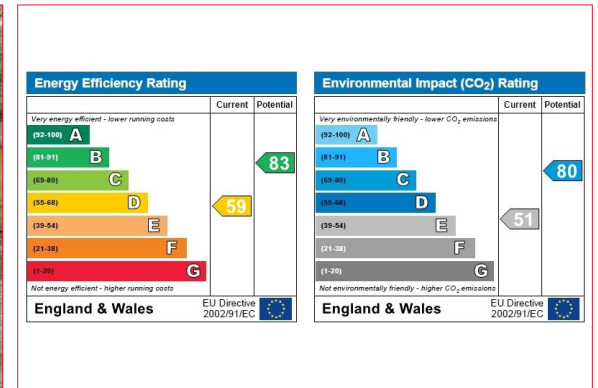


first floor plan



ground floor plan

illustrative purposes only



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