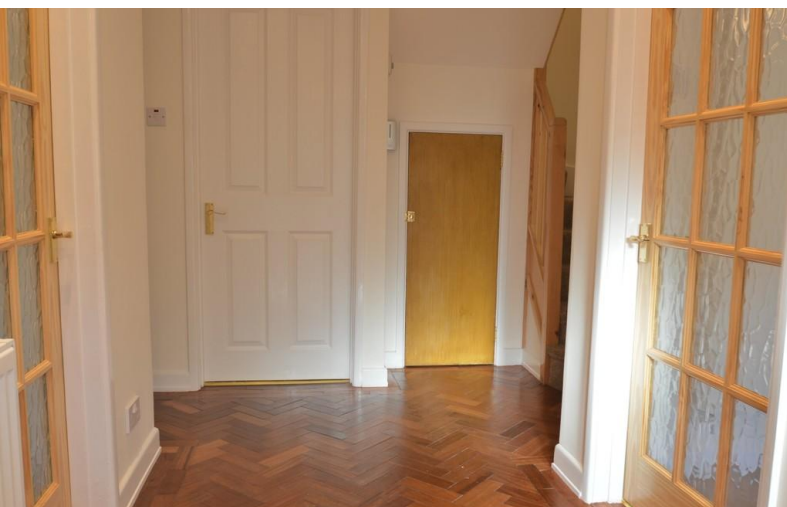


**TO LET**



**Park Road, Chandler's Ford**

**3 Bedrooms, 2 Bathroom, Detached House**

**£1,950 pcm**





## Park Road, Chandler's Ford

3 Bedrooms, 2 Bathroom

**£1,950 pcm**

Date available: 16th May 2025

Deposit: £2,250

Unfurnished

Council Tax band: E

- AVAILABLE 16th May 2025
- Deposit £2250pcm
- Separate lounge and dining room
- 3 bedrooms
- D/s shower room
- Parking 3 cars
- Garden

This property was one of the first properties to be built in the newly-developing Chandler's Ford village in the mid 1950's built to the owner's specifications. Lovely location.

**ENTRANCE HALL** 12'8" x 4'11" The inner front door opens onto a large entrance hall, with original polished parquet flooring and neutral décor. There is dimmable spotlighting and a traditional pendant fitting. A land-line telephone socket is by the front door and cupboard under the stairs. Smoke alarm.

**SITTING ROOM** 13'3" x 11'6" Neutral décor and carpets with original 1950's fireplace surround and hearth. An electric mock-coal fire is installed in the open fireplace. There is a TV point. Window to front aspect curtains and light shade included.

**RECEPTION 2** 10'1" x 9'11" Neutral décor and carpets, window to side aspect with sliding doors to Reception 3. This room is versatile and could be used as a bedroom or study.

**RECEPTION 3** 11'2" x 10'11" Neutral décor and





carpets, window to rear aspect including curtains and shades. Door leading to breakfast room. This room could also be used as a bedroom, study or formal dining.

**BREAKFAST ROOM** 10'9" x 7'5" Neutral décor and laminate flooring. Door to rear patio and garden.

**KITCHEN** 15' x 11'1" North facing kitchen with a range of white, shaker-style base units with one large full length larder cupboard with soft close doors and drawers, double stainless steel sink and drainer with mono tap. Electric oven and gas hob with extractor fan. There is space and electric points for a large freestanding fridge freezer and plumbing for a dishwasher and washing machine. Window to side aspect includes blind. Double doors leading to the dining room.

**DINING ROOM** 12' x 10'10" Neutral décor and carpets, window to front aspect includes curtains and shades. Door leading to entrance hall.

**SHOWER ROOM WITH WC** 7'1" x 4'8" White suite comprising of low level WC, hand basin and double shower cubicle. Glass shelf, shaver socket and x2 mirrors.

**STAIRS AND LANDING** Neutral décor and carpet, large walk in airing cupboard, loft hatch and smoke alarm.

**MASTER BEDROOM** 14'2" x 10'9" Neutral décor and carpets, dual aspect windows with curtains. Light shades included. 2x fitted cupboards.

**BATHROOM** 8' x 5'9" White suite comprising of low level WC, panelled bath with mono tap, thermostatic shower over bath with glazed screen, hand basin, wall cabinet with mirror doors, heated towel rail and shaver socket (in cabinet) Window with obscured glass.

**BEDROOM 2** 16'5" x 12'7" Neutral décor and carpets, dual aspect windows with curtains included. Light





shades included. Fitted storage cupboard.

**BEDROOM 3** 10'6" x 9'10" Neutral décor and carpets. Window to front aspect, 1 fitted wardrobe and 1 fitted storage. Curtains and light shades included.

**OUTSIDE** The garden is a quarter of an acre and retains the original wild woodland nature, with oak, beech and birch trees. Seating is built in to the retaining wall on the paved patio, which is screened from neighbouring properties and will allow for barbecues, etc.

**GARDEN OFFICE** The garden office is secluded by shrubs and could be used as office, playroom, storage, study, etc. It has power points and two telephone outlets (one for the house and one extra)

**PARKING** There is ample parking in the driveway with additional parking if required at the front of the garden. There is also a garage for storage etc.

#### OTHER INFORMATION

Telephone points:- Hall and Reception 2

TV points: Sitting room

Sky points: Available on request and permission by the landlord

Smoke alarms Yes

Security Alarm No

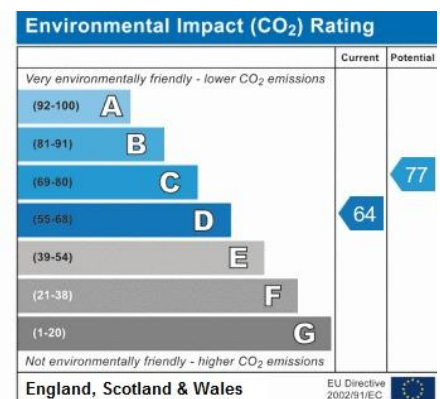
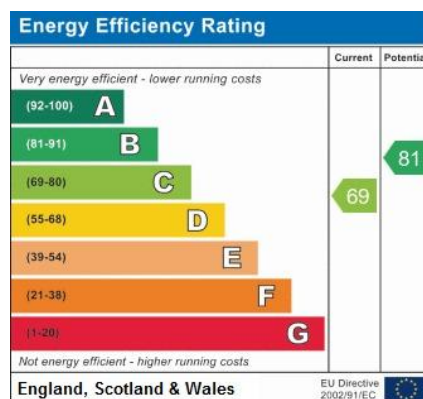
\* GAS CENTRAL HEATING

\* DOUBLE GLAZED

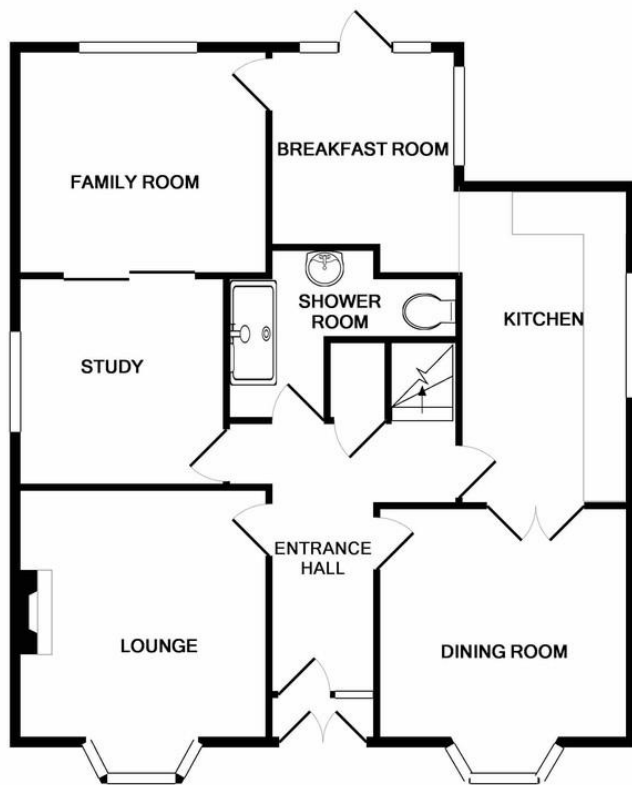
LOCAL AUTHORITY  
INFORMATION

EASTLEIGH COUNCIL TAX BAND  
E

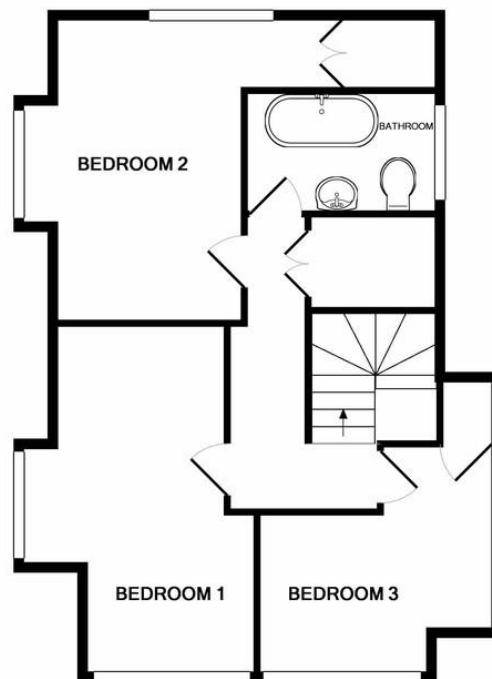
DEPOSIT AMOUNT £2250.00







GROUND FLOOR



1ST FLOOR

Whilst every attempt has been made to ensure the accuracy of the floor plan 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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**Accuracy:** References to the Tenure of a Property are based on information supplied by the Seller. The Agent has not had sight of the title documents. A Buyer is advised to obtain verification from their Solicitor. Items shown in photographs including but not limited to carpets, fixtures and fittings are not included unless specifically mentioned within the sales particulars. They may however be available by separate negotiation. Buyers must check the availability of any property and make an appointment to view before embarking on any journey to see a property. No person in the employment of the agent has any authority to make any representation about the property, and accordingly any information given is entirely without responsibility on the part of the agents, sellers(s) or lessors(s). Any property particulars are not an offer or contract, nor for part of one. **Sonic / Laser Tape:** Measurements taken using a sonic / laser tape measure may be subject to a small margin of error. **All Measurements:** All Measurements are Approximate. **Services Not tested:** The Agent has not tested any apparatus, equipment, fixtures and fittings or services and so cannot verify that they are in working order or fit for the purpose. A Buyer is advised to obtain verification from their Solicitor or Surveyor.