



3 Knightswood View, Station Lane, Chandlers Ford, SO53 4EN

£274,950

A well presented Victorian cottage situated in the heart of Chandlers Ford and conveniently placed for access to local shops, amenities and Chandlers Ford railway station. The property affords spacious well proportioned rooms together with other attributes that include a rear garden measuring approximately 95' and no forward chain.

DIRECTIONS

From our office proceed south and at the roundabout continue over and at the traffic lights turn right onto School Lane. Turn immediately right onto Station Lane and Knightswood View is on the left hand side situated along a gravel drive.

ACCOMMODATION

Ground Floor

Entrance Porch:	Front door to reception hall.
Reception Hall:	
Sitting Room:	13'3" x 11'11" (4.04m x 3.63m) Brick open fireplace, bay window.
Dining Room:	15'3" x 11'9" (4.65m x 3.58m) Stairs to first floor.
Kitchen:	9' x 7'11" (2.74m x 2.41m) Range of units, space and plumbing for appliances.
Rear Lobby:	Boiler, door to utility room.
Bathroom:	7'10" x 5'7" (2.39m x 1.70m) Suite comprising bath with shower unit over, wash basin, wc.
Utility Room:	12'5" x 5'3" (3.78m x 1.60m) Space and plumbing for appliances, door to rear garden.

First Floor

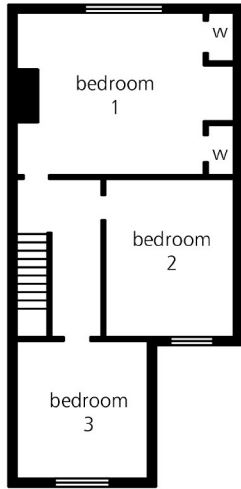
Landing:	Hatch to loft space.
Bedroom 1:	13'3" x 10'11" (4.04m x 3.33m) Measurement taken up to 2 fitted wardrobes.
Bedroom 2:	11'11" x 8'10" (3.63m x 2.69m)
Bedroom 3:	9' x 7'10" (2.74m x 2.39m)

OUTSIDE

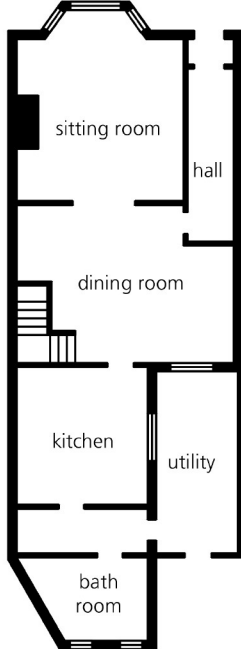
Front:	Planted garden, pathway to front door.
Rear Garden:	An attractive feature of the property measuring approximately 95'. Patio area adjoining the house, well stocked borders. To the rear of the garden is a shed and rear gate. The garden also enjoys a pleasant southerly aspect.

OTHER INFORMATION

Tenure:	Freehold
Approximate Age:	1930
Approximate Area:	92sqm/90sqft (Details taken from EPC)
Sellers Position:	No forward chain
Heating:	Gas central heating
Windows:	UPVC double glazing
Infant/Junior School:	Chandlers Ford Infant School / Merdon Junior School
Secondary School:	Toynbee Secondary School
Local Council:	Eastleigh Borough Council 02380 688000
Council Tax:	Band C - £1433.89 18/19



first floor plan



ground floor plan

illustrative purposes only



Energy Efficiency Rating		Current	Potential	Environmental Impact (CO ₂) Rating		Current	Potential
Very energy efficient - lower running costs				Very environmentally friendly - lower CO ₂ emissions			
(92-100) A				(92-100) A			
(81-91) B				(81-91) B			
(69-80) C				(69-80) C			
(55-68) D				(55-68) D			
(39-54) E				(39-54) E			
(21-38) F				(21-38) F			
(1-20) G				(1-20) G			
Not energy efficient - higher running costs				Not environmentally friendly - higher CO ₂ emissions			
England & Wales				England & Wales			
EU Directive 2002/91/EC				EU Directive 2002/91/EC			
			60			54	76

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While we endeavour to make our sales particulars fair, accurate and reliable, they are only a general guide to the property and, accordingly, if there is any point which is of particular importance to you please contact the office and we will be pleased to check it for you, especially if you are contemplating travelling some distance to view the property. These approximate room sizes are only intended as general guidance. You must verify the dimensions carefully before ordering carpets or any built in furniture. Please note we have not tested the services or any of the equipment or appliances in this property, accordingly we strongly advise prospective buyers to commission their own survey or service report before finalising their offer to purchase. These particulars are issued in good faith but do not constitute representations of fact or form part of any offer or contract. The matters referred to in these particulars should be independently verified by prospective buyers or tenants. Neither Sparks Ellison nor any of its employees or agents has any authority to make or give any representation or warranty whatever in relation to this property. Your home is at risk if you do not keep up repayments on a mortgage or other loan secured on it. Written quotations available on request. All loans secured on property. Life assurance usually required.

