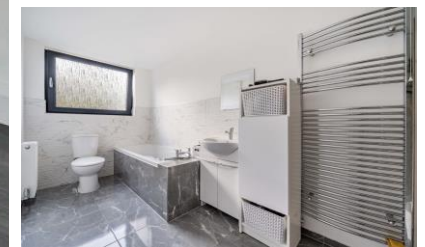


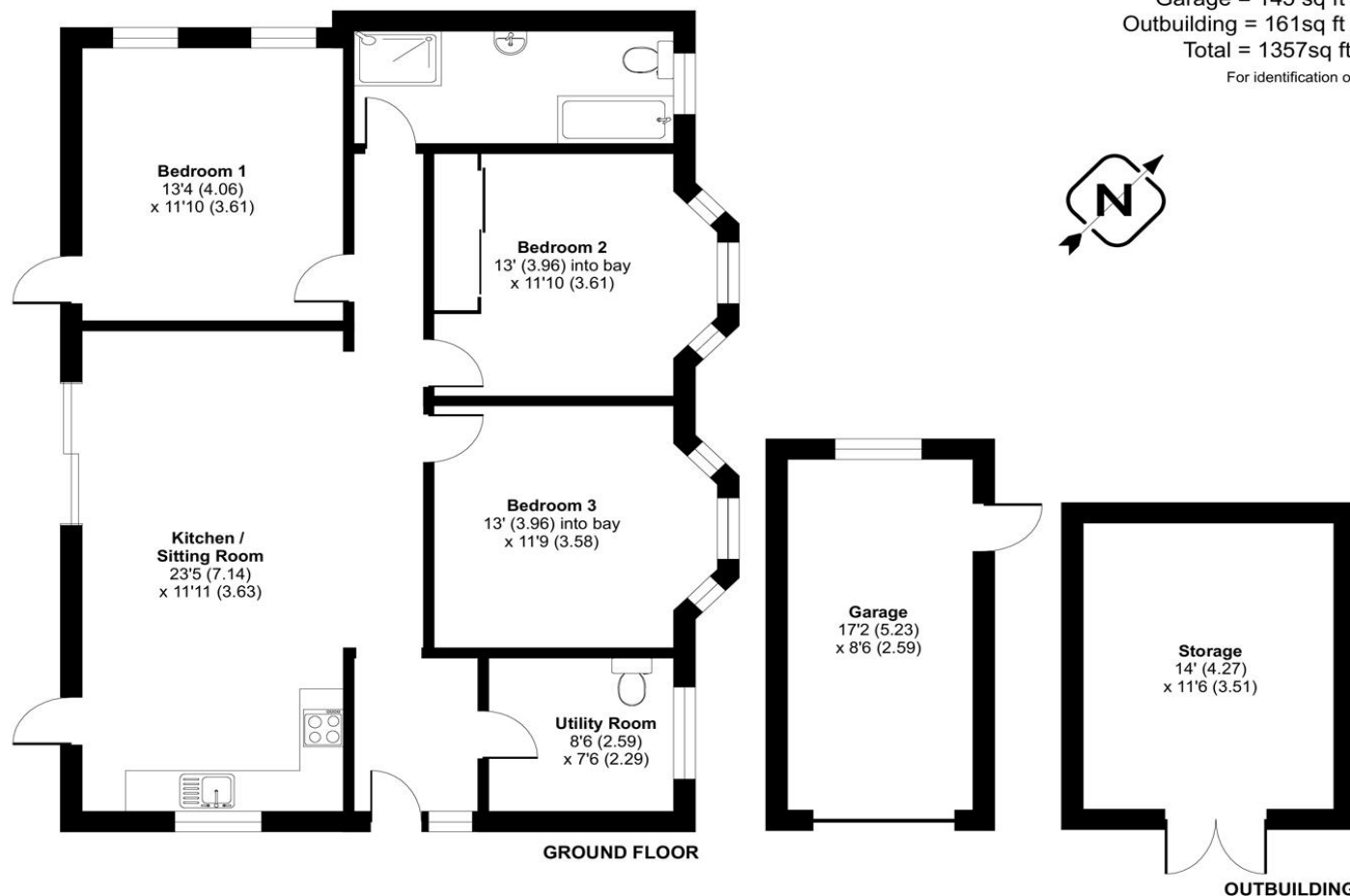


Leigh Road, Chandler's Ford, Eastleigh, SO53 3AS



ACCOMMODATION

Stunning, modern and contemporary bungalow, situated on the sought-after Leigh Road with high-quality designs throughout. Occupying a convenient position, this home is a fine example of modern living and is located in the heart of the popular Hampshire Town of Chandlers Ford. This high-quality home has been designed to create light and airy accommodation with the finest fixtures and fittings and has been carefully crafted by the current owners to create the perfect family space. The welcoming ground floor is entered via a central hall that leads to all principal rooms. An impressive kitchen that is fitted with clever storage solutions is finished to the highest standard and provides the perfect family space with feature doors. This unique space provides fantastic room for entertaining your whole family and is the hub of the home. The accommodation continues to delight hosting three double bedrooms with feature bay windows allowing for light to fill the space. The bedrooms are served by the modern four-piece family bathroom. A useful utility completes this home. Continuing outside, you will gravitate towards the private enclosed garden which stands out with its expansive size, offering more space and potential than the typical outdoor garden. It provides ample room for various activities, landscaping options and greenery, making it an ideal oasis for relaxation and outdoor living. Whether you're looking to create a play area for children, or host grand gatherings, this larger-than-average garden provides the canvas for your imagination to flourish. To the front of this home is driveway parking. Buyers should note that extensive renovations have been completed, with only a few finishing touches remaining.



Approximate Area = 1051sq ft / 97.6 sq m
 Garage = 145 sq ft / 13.4 sq m
 Outbuilding = 161sq ft / 14.9 sq m
 Total = 1357sq ft / 126 sq m
 For identification only - Not to scale



| Energy Efficiency Rating | | |
|---|-------------------------|-----------|
| | Current | Potential |
| Very energy efficient - lower running costs | | |
| (92+) A | | |
| (81-91) B | | 85 |
| (69-80) C | 72 | |
| (55-68) D | | |
| (39-54) E | | |
| (21-38) F | | |
| (1-20) G | | |
| Not energy efficient - higher running costs | | |
| England, Scotland & Wales | EU Directive 2002/91/EC | |



Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). © nichecom 2023. Produced for Charters Estate Agents Limited. REF: 1041356



SITUATION

Chandler's Ford is a popular Hampshire town with a variety of shops, restaurants, traditional inns with a number of high quality public and private educational facilities within easy reach catering for all ages, including Southampton and Winchester Universities. Coast and country lifestyle pursuits are all within striking distance as the town is well placed for the South Downs National Park and The New Forest. It is approximately a 15-minute drive to Winchester and a 17-minute drive to Southampton, both cities have an extensive range of facilities. Communications are excellent with the M3 and M27 nearby and the railway station has links to Winchester and Southampton; London Waterloo is 57 minutes from Winchester and 65 minutes from Southampton Parkway. Southampton Airport is within close proximity and provides transport links to many cities within the UK and Europe.



SPECIFICATION

- Refurbished detached bungalow
- Three well-appointed bedrooms
- Impressive kitchen
- Modern family bathroom
- Useful utility
- Large and enclosed gardens
- Outbuildings
- Driveway parking

LOCAL AUTHORITY

Eastleigh Borough Council
Council Tax Band: D

GUIDE PRICE

Guide Price £475,000

TENURE

Freehold