



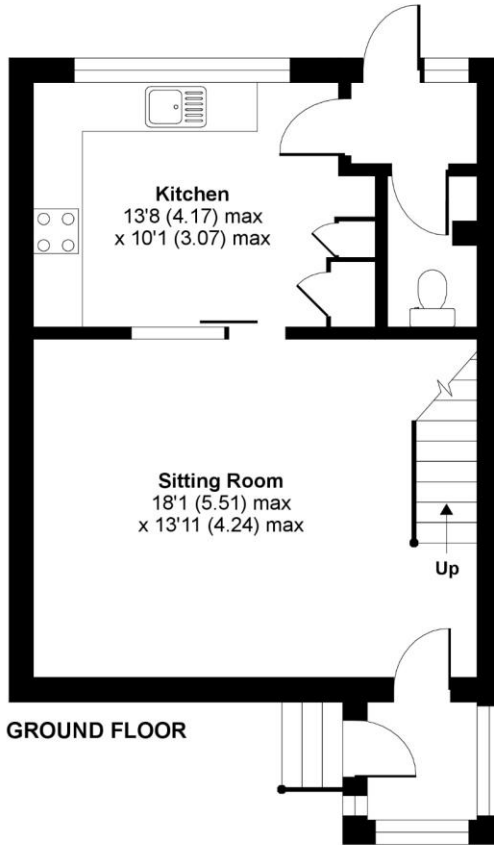
Sycamore Avenue, Chandler's Ford, Hampshire, SO53 5RG



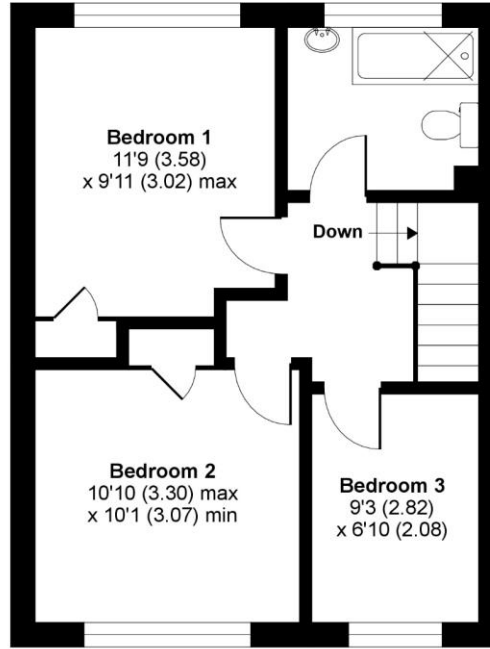
ACCOMMODATION

Located in a sought-after road in Hiltingbury this wonderful end-of-terrace house close to Thornden School catchment is offered to the market with no onward chain. Overlooking an attractive green this home has a sociable layout with good size living room leading to a spacious kitchen/dining room. There is a convenient downstairs cloakroom and access to a private garden. Upstairs there are three double bedrooms with fitted storage all served by the family bathroom. The property also benefits from a private garage and would make a wonderful family home or investment.

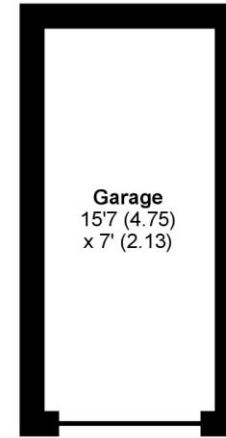
Approximate Area = 910 sq ft / 84.5 sq m
 Garage = 109 sq ft / 10.1 sq m
 Total = 1019 sq ft / 94.6 sq m
 For identification only - Not to scale



GROUND FLOOR



FIRST FLOOR



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92+)	A		
(81-91)	B		84
(69-80)	C	70	
(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). © ncthecom 2021. Produced for Charters Estate Agents Limited. REF: 781162



SITUATION

Chandler's Ford is a popular Hampshire town with a variety of shops, restaurants, traditional inns and schools, with Chilworth golf course also within easy reach. 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.



SPECIFICATION

- Three-bedroom house
- End-of-terrace
- Garage
- Sought-after location
- Thornden School catchment
- No onward chain

LOCAL AUTHORITY

Eastleigh Borough Council
Council Tax Band C

GUIDE PRICE

Asking Price £370,000

TENURE

Freehold