



Brownhill Road, Chandler's Ford, Hampshire, SO53 2FJ

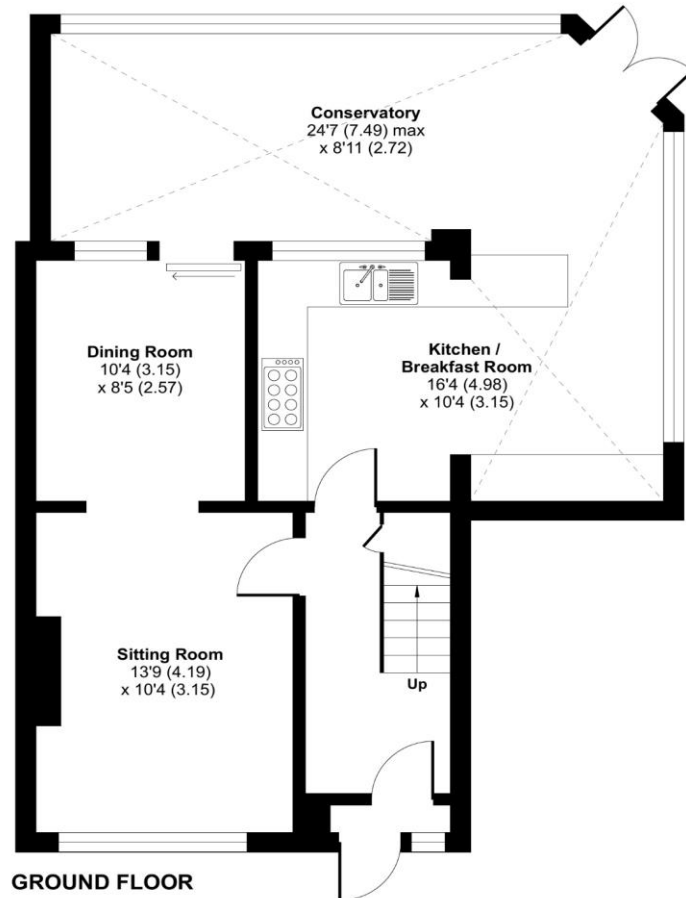


ACCOMMODATION

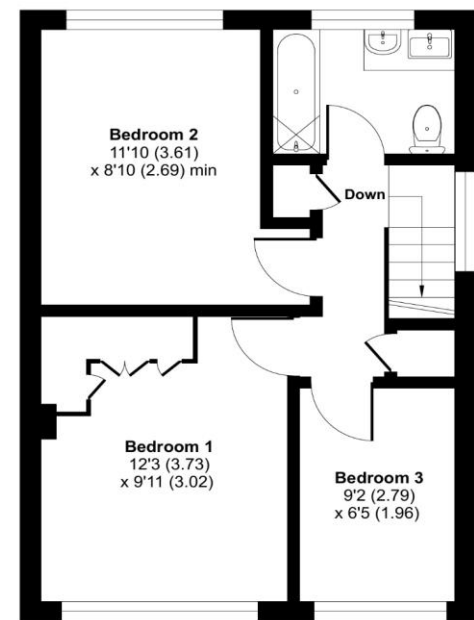
Situated in popular Brownhill Road and within close proximity of Chandler's Ford centre, lies this unique, delightfully modernised semi-detached family home that has been beautifully maintained by the current owner. Entering this impressive home, the good-sized entrance hall leads through to the spacious open-plan sitting/dining room providing a cosy area to retreat to and dining on more formal occasions. The large kitchen/breakfast room offers an array of stylish, neutral units with plenty of storage space and views over the private garden. A superb conservatory offers enormous versatility to the property, currently adding excellent additional reception space, perfect for entertaining or relaxing with family and friends. Upstairs the property provides three good sized bedrooms and all are served by the contemporary family bathroom. The property is situated on a generous plot with the rear garden offering a good deal of privacy, a patio area for dining and a sunny aspect. To the front there is driveway parking for multiple vehicles.

Approximate Area = 1142 sq ft / 106 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		
(69-80)	C		
(55-68)	D	55	68
(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). © nitchecom 2022. Produced for Charters Estate Agents Limited. REF: 901056



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 St Francis Primary and Junior School, Sherborne House and 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

- Substantial three-bedroom semi-detached home
- Located in the heart of Chandler's Ford
- Multiple reception rooms
- Versatile accommodation
- Driveway parking for several vehicles
- Enclosed rear garden

LOCAL AUTHORITY

Eastleigh Borough Council

Council Tax Band – D

ASKING PRICE

£425,000

TENURE

Freehold