



Steele Close, Chandler's Ford, Hampshire, SO53 3AA

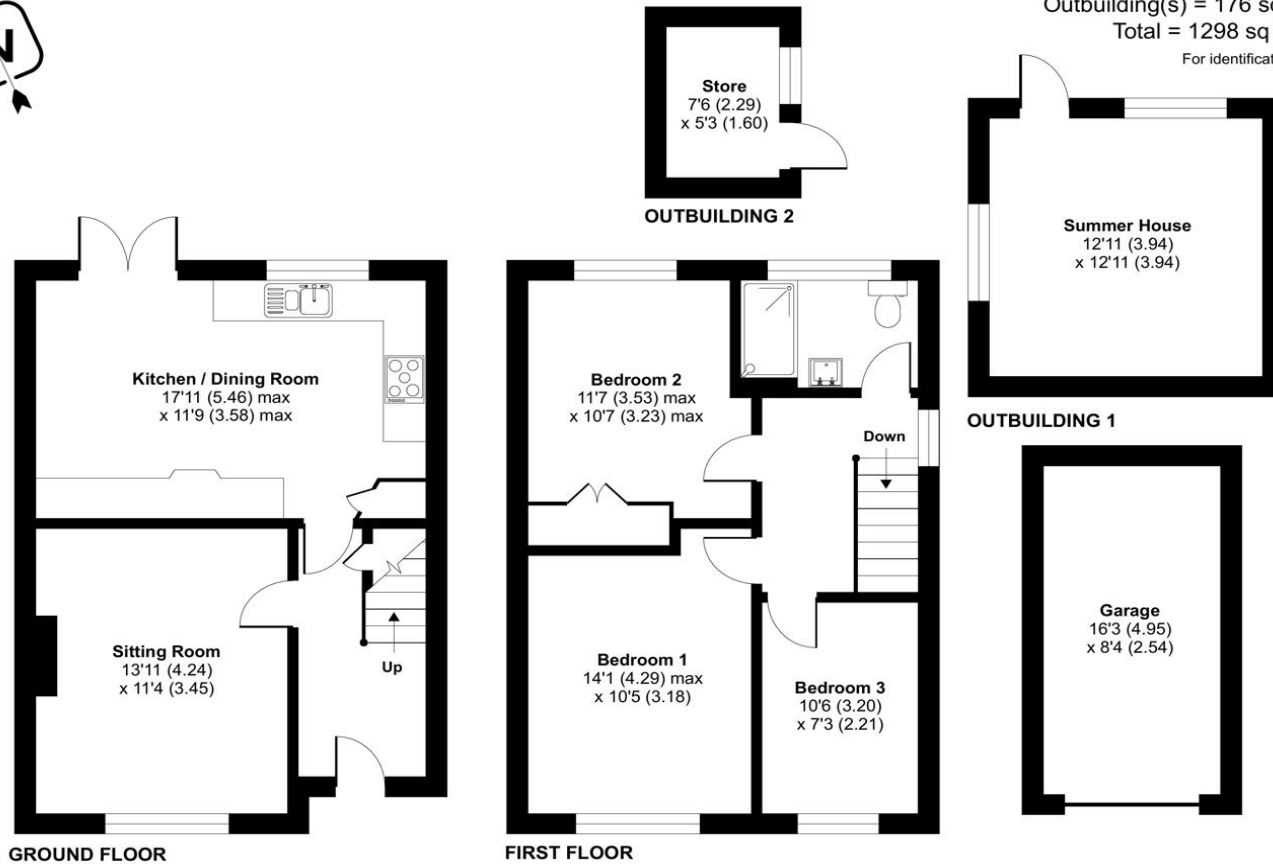


ACCOMMODATION

Fantastic three-bedroom home positioned in a desirable Chandler's Ford location. The spacious hallway provides a warm welcome and leads to the high-quality kitchen/dining room, featuring a range of clever storage solutions and essential utilities, with doors leading to the garden beyond. The ground floor accommodation continues to delight with a spacious sitting room. Stairs rise to the first floor which includes three well-proportioned rooms and a modern shower room. Continuing outside, the property also benefits from an enclosed and easily maintainable rear garden, the patio area provides an area for al-fresco dining and BBQs in the summer, whilst the upper level is ideal for the whole family with an artificial lawn and access to the quaint summer house. To complete this home is a large driveway and well-maintained front gardens as well as a single garage in a block.



Approximate Area = 958 sq ft / 89 sq m
 Garage = 164 sq ft / 15.2 sq m
 Outbuilding(s) = 176 sq ft / 16.4 sq m
 Total = 1298 sq ft / 120.6 sq m
 For identification only - Not to scale



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92+)	A		87
(81-91)	B		
(69-80)	C	73	
(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: 1068663



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

- High quality family home
- Impressive kitchen/dining room
- Three well-appointed bedrooms
- Modern family shower room
- Private and landscaped garden
- Driveway parking and garage in a block

LOCAL AUTHORITY

Eastleigh Borough Council
Council Tax Band: C

GUIDE PRICE

Guide Price £360,000

TENURE

Freehold