



Common Close, Chandler's Ford, Hampshire, SO53 1HF



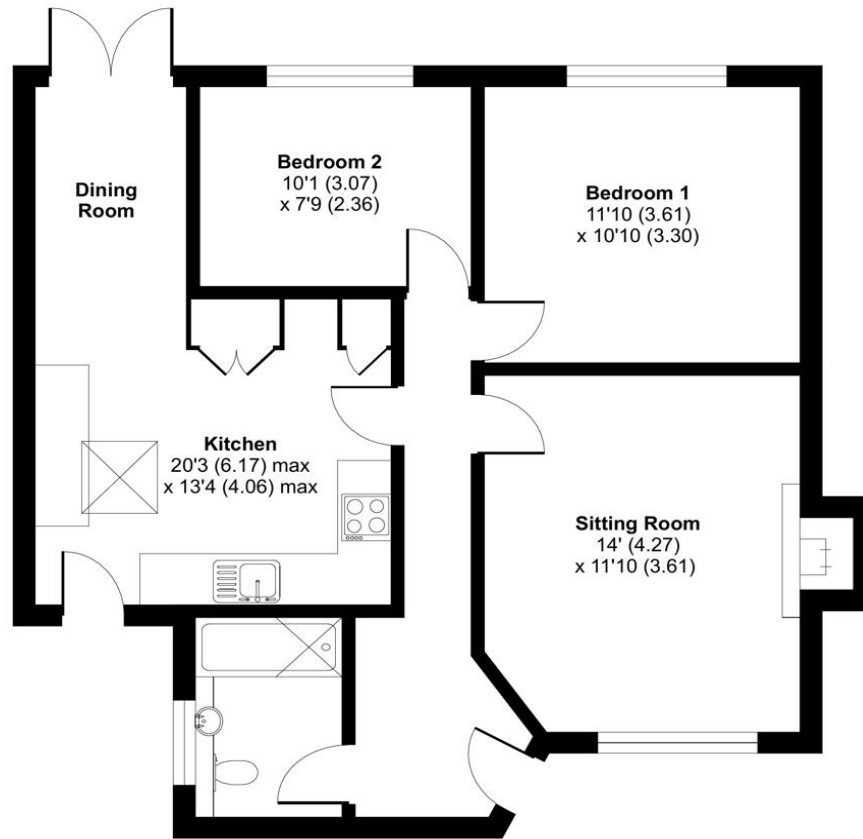


## ACCOMMODATION

Delightful two bedroom, detached bungalow situated in the sought after cul-de-sac of Common Close. On entering the property, you will notice the quaint feel of this home. The spacious sitting room offers a lovely area to relax in and retreat to with a log burner for those winter nights. The open plan style kitchen/dining room has been extended and modernised, with an array of white units, complemented by oak worktops and ornate tiling making this the perfect space for entertaining. The property is further complemented by two bedrooms. The principal bedroom is a good-sized room with views over the garden and the second bedroom is perfect as an office for those working from home, or ideal for guests. Both bedrooms are served by the family bathroom to the front of the home. Externally the property truly comes into its own, located on a substantial plot with an enclosed tiered garden and the potential for further extension (subject to the relevant planning consents). To the front of the property there is a well-maintained front lawn and garden along with off-road parking.

Approximate Area = 742 sq ft / 68.9 sq m

For identification only - Not to scale



**GROUND FLOOR**



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92+)	A		
(81-91)	B		84
(69-80)	C		
(55-68)	D	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). © nichecom 2024. Produced for Charters Estate Agents Limited. REF: 1074236



**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**

- Detached bungalow
- Sought-after residential location
- Modern kitchen/dining room
- Separate sitting room
- Two bedrooms
- Large tiered rear garden
- Driveway parking
- No forward chain

### **LOCAL AUTHORITY**

Eastleigh Borough Council  
Council Tax Band: D

### **GUIDE PRICE**

Asking Price £395,000

### **TENURE**

Freehold