



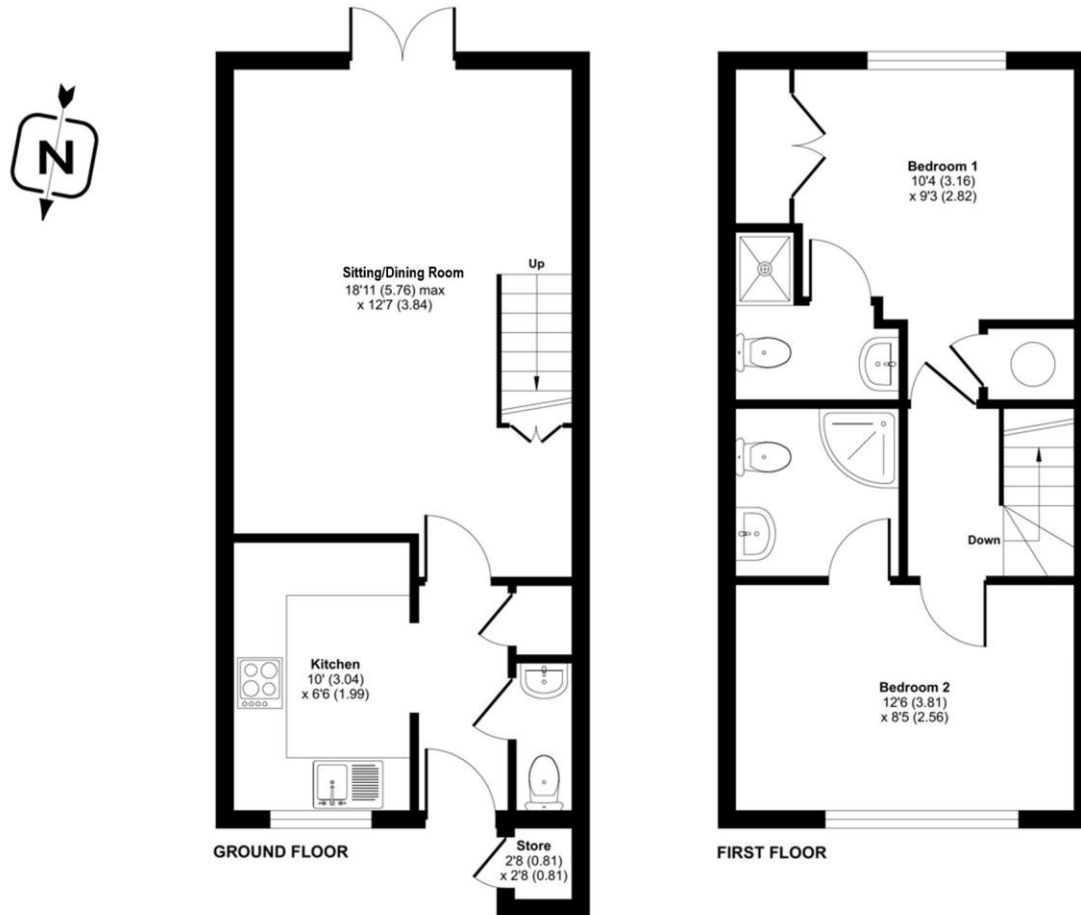
Tolfrey Gardens, Knightwood, Chandler's Ford, Hampshire, SO53 4HG



ACCOMMODATION

Tucked away in a tranquil cul-de-sac, this beautifully presented two-bedroom home offers a perfect balance of comfort and convenience. The spacious sitting/dining room is bathed in natural light from large windows, creating a warm and inviting ambiance. The modern kitchen, complete with sleek cabinetry, is ideal for both everyday cooking and entertaining. Upstairs, two generously sized bedrooms provide a peaceful retreat, each featuring its own ensuite shower room. The primary bedroom also benefits from built-in storage, adding to the home's practicality. Outside, the private rear garden boasts a charming decked area, perfect for alfresco dining and entertaining. Designed for low maintenance, it offers year-round enjoyment. Additionally, off-street parking enhances the home's convenience. Ideally located near excellent local amenities, transport links, and well-regarded schools, this property is a fantastic choice for first-time buyers, downsizers, or investors alike.

Approximate Area = 696 sq ft / 64.6 sq m
 Outbuilding = 6 sq ft / 0.6 sq m
 Total = 702 sq ft / 65.2 sq m
 For identification only - Not to scale



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92+)	A		90
(81-91)	B		
(69-80)	C	75	
(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	



Scan the QR code to find out more information about this property.

Floor plan produced in accordance with RICS Property Measurement 2nd Edition, Incorporating International Property Measurement Standards (IPMS2 Residential). © nichecom 2025. Produced for Charters Estate Agents Limited. REF: 1266097

SITUATION

Set within the popular area of Chandler's Ford, approximately a 15 minute drive away from the mesmerising cathedral city of Winchester and Southampton city. Chandler's Ford has a variety of shops, restaurants, traditional inns and schools. Winchester has many famous amenities and attractions. Communications are excellent with the M27, M3, A34, and A303 within easy reach and only a few minutes drive away. This provides access to London, New Forest and the South Coast.



SPECIFICATION

- Spacious sitting/dining room
- Modern kitchen
- Two en-suite bedrooms
- Private rear garden
- Off-street parking
- Excellent location

LOCAL AUTHORITY

Test Valley Borough Council
Council Tax Band C

GUIDE PRICE £325,000

TENURE

Freehold