



4 Common Gardens, Chandler's Ford, Eastleigh, SO531HL

Asking Price £425,000

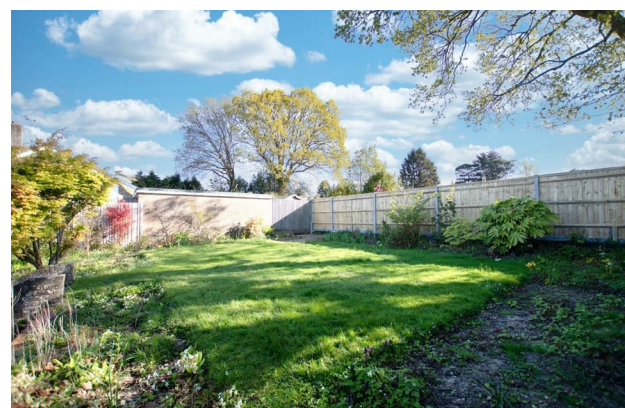
Stanford Estate Agents are pleased to bring to the market this fantastic, three bedroom, detached bungalow being offered with no forward chain. Benefitting from a modern and ready to move in finish throughout and being located in a quiet cul-de-sac of just eight bungalows.

Accommodation is spacious throughout and set in a well thought out layout to make the property naturally flow. Upon entry you will find the modern, fully fitted kitchen with separate dining/breakfast area and access to the utility room to the left. Through the kitchen is the 20ft living room with two double windows to make the most of the natural light. Back to the entrance hall, where you will find access to all other rooms which include all bedrooms, of which bedroom three and one benefit further from fitted storage. All bedrooms are serviced via the modern three-piece shower room and an additional cloakroom housing WC facilities has been added to further benefit this desirable bungalow.

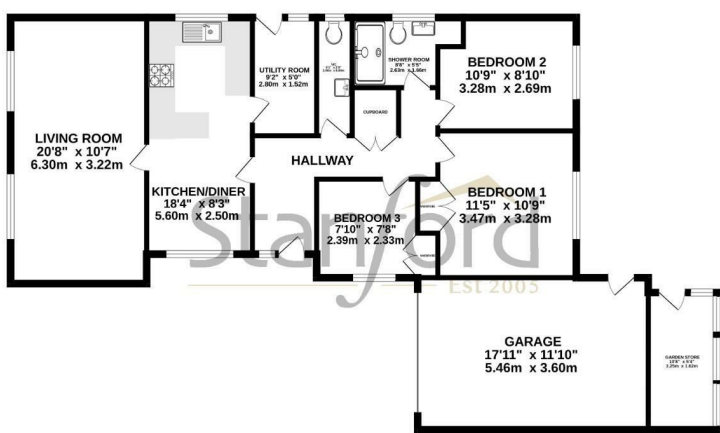
Externally the property has a long paved driveway leading to a 17ft garage accessed via an up and over door. The garage has power and light. The front garden is mostly laid to lawn with a low feature wall and surrounded by shrub borders and wildflowers. The rear garden is split over two levels, the lower level is made up of patio and raised, brick built flowerbeds leading to five steps to access the higher level of the garden that is mostly lawn with a perfectly placed patio area perfect for enjoying the evening sun. The garden is fully secure via panel enclosed fencing and offers a great deal of privacy not often found locally. A store can be found to the rear of the garage and accessed via the garden for further storage.

Further Information:

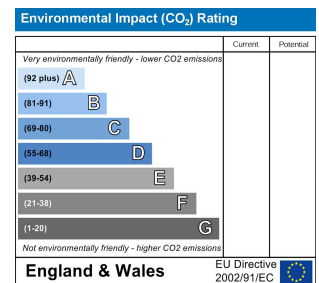
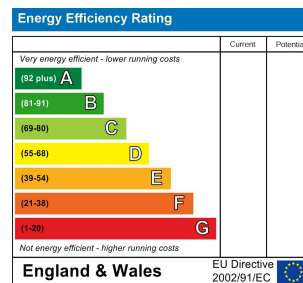
- Local Council: Eastleigh Borough Council
- Council Tax Band: E
- EPC Rating: D
- Local Primary School: Merton & Chandlers Ford Infant & Junior School
- Local Secondary School: Thornden School
- Windows: Double Glazed
- Heating: Gas Central Heating
- Parking: Driveway & Garage
- Sellers Situation: No Forward Chain
- Viewing: By Appointment Only



GROUND FLOOR



TOTAL FLOOR AREA: 1221sq.ft. (113.4 sq.m.) approx.
 Whilst every attempt has been made to ensure the accuracy of the floorplan, Stanfords Estate Agents does not accept any liability for any errors, omissions or misstatements. This plan is for guidance purposes only and should be used in conjunction with the property particulars. The services, systems and appliances shown have not been tested and no guarantee as to their operation or efficiency can be given.
 Scale 1:500 (approx.)



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While we endeavour to make our sales particulars fair, accurate and reliable, they are only a general guide to the property and, accordingly, if there is any point which is of particular importance to you please contact the office and we will be pleased to check it for you, especially if you are contemplating travelling some distance to view the property. These approximate room sizes are only intended as general guidance. You must verify the dimensions carefully before ordering carpets or any built in furniture. Please note that we have not tested the services or any of the equipment or appliances in this property, accordingly we strongly advise prospective buyers to commission their own survey or service report before finalising their offer to purchase. These particulars are issued in good faith but do not constitute representations of fact or form part of any offer or contract. The matters referred to in these particulars should be independently verified by prospective buyers or tenants. Neither Stanfords nor any of its employees or agents has the authority to make or give any representation or warranty whatever in relation to this property. Your home is at risk if you do not keep up repayments on your mortgage or other loans secured on it. Written quotation are available on

