



Common Gardens - £425,000

Stanford
Est 2005



4 Common Gardens, Chandler's Ford, Eastleigh, SO53 1HL

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: Merdon & Chandlers Ford Infant & Junior School

Local Secondary School: Thornden School

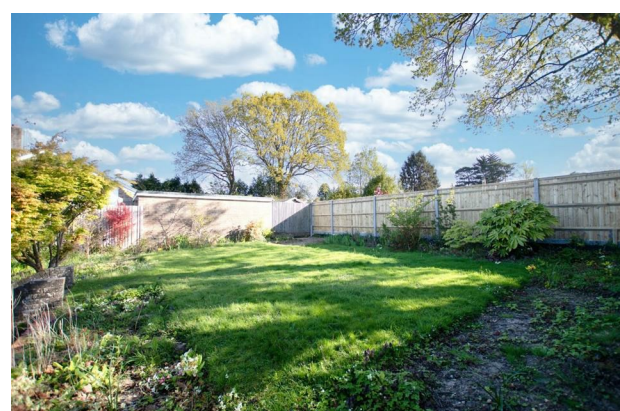
Windows: Double Glazed

Heating: Gas Central Heating

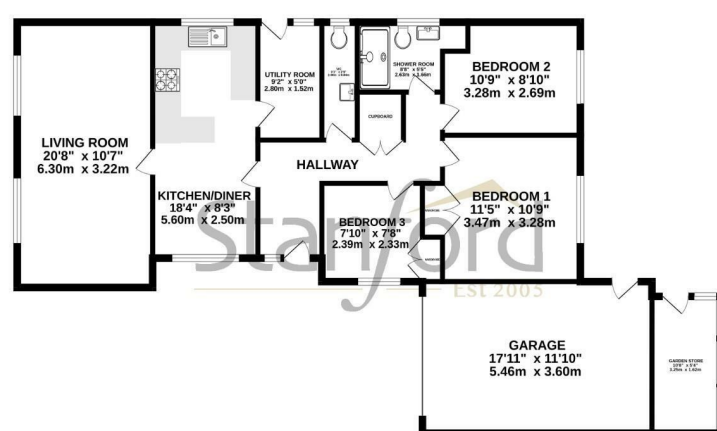
Parking: Driveway & Garage

Sellers Situation: No Forward Chain

Viewing: By Appointment Only



GROUND FLOOR



TOTAL FLOOR AREA: 1221sq ft (113.4 sq m) approx.
While every effort has been made to ensure the accuracy of the floor plan, measurements of doors, windows, stairs and any other items are approximate and no responsibility is taken for any error, omission or misstatement. This plan is for guidance purposes only and should be used as such for any prospective purchase. The correct, current, applicable area can only be determined by a professional surveyor. The correct, current, applicable area can only be determined by a professional surveyor. Made with SketchUp 2021



| Energy Efficiency Rating | |
|--------------------------|-----------|
| Current | Potential |
| (92 plus) A | |
| (81-91) B | |
| (69-80) C | |
| (55-68) D | |
| (39-54) E | |
| (21-38) F | |
| (1-20) G | |

Not energy efficient - higher running costs

England & Wales EU Directive 2002/91/EC

| Environmental Impact (CO ₂) Rating | |
|--|-----------|
| Current | Potential |
| (92 plus) A | |
| (81-91) B | |
| (69-80) C | |
| (55-68) D | |
| (39-54) E | |
| (21-38) F | |
| (1-20) G | |

Not environmentally friendly - higher CO₂ emissions

England & Wales EU Directive 2002/91/EC

Tel: 023 8064 7272
Email: eastleigh@stanfordestateagents.co.uk
Address: 23High Street, Eastleigh, SO50 5LF



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