



PANTHEON ROAD

Chandlers Ford, Hampshire, SO53 2PD

Carter Jonas

45 PANTHEON ROAD, CHANDLERS FORD, HAMPSHIRE, SO53 2PD

- 4 bedrooms
- Kitchen
- Sitting room
- Dining room
- Study
- Utility room
- 2 bathrooms
- Enclosed rear garden
- Driveway and detached double garage
- EPC rating C

DESCRIPTION

This well-proportioned detached family home offers great flexibility with a practical layout. The entrance hall leads onto all the principal reception rooms, including a front aspect study, sitting room with fireplace and bay window to the front, and a dining room with sliding patio doors onto the rear garden. The kitchen has a range of base and eye level units, with stainless steel extractor hood and space for various appliances. The adjoining utility room is a useful space with a door to the rear garden. As you ascend the part-turned staircase to the galleried landing adorned with natural light from the west facing window, you have access to 4 bedrooms, the principal one being en suite, and a family bathroom.

OUTSIDE

Externally, the garden is mostly lawned with a paved patio area, ideal for al fresco entertaining, and a range of mature trees and shrubs. The driveway provides parking for several cars and leads to a detached double garage with up and over doors.

A DETACHED 4 BEDROOM FAMILY HOUSE IN A RESIDENTIAL CUL DE SAC WITH SCOPE TO IMPROVE AND MODERNISE



LOCATION

Chandler's Ford lies around 8 miles to the south of Winchester and is a popular residential area thanks to its excellent transport links to Southampton, Winchester, the M3, M27 and Southampton Airport. The mainline railway station is at Eastleigh (3.2 miles away) with services to London Waterloo. Local facilities include a range of shops and restaurants in Eastleigh. The nearest supermarket is Waitrose which is less than a mile away. Local schools include Chandlers Ford Infant School, Merdon Junior School and Thornden School.

ADDITIONAL INFORMATION

Tenure: Freehold

Services: Mains gas, electricity and water.

Broadband: Fibre to the Cabinet (FTTC). For internet and mobile services check Ofcom's website.

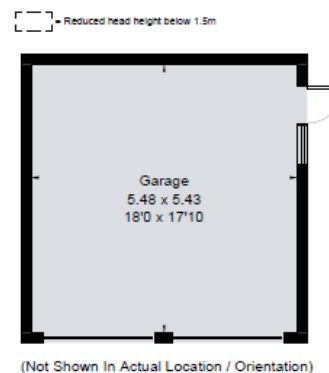
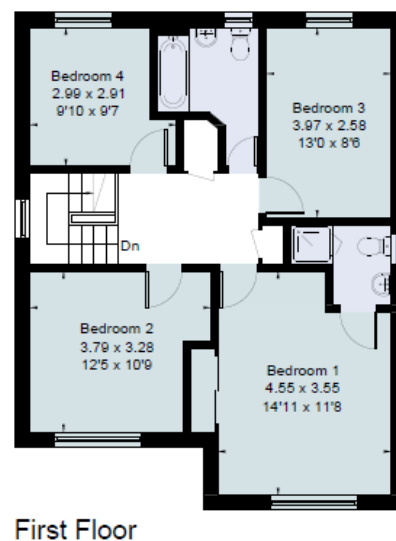
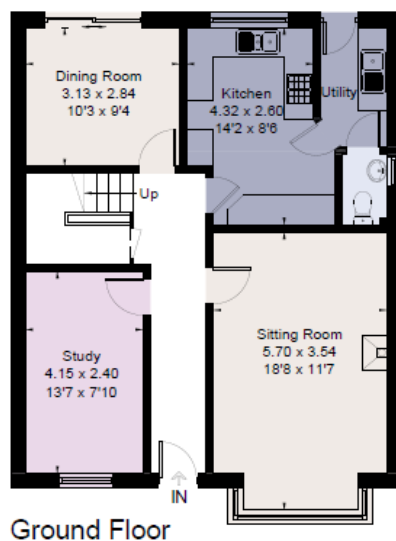
Local Authority: Eastleigh Borough Council

Council Tax: Band F

Viewings: Strictly by appointment through the agent, Carter Jonas



Approximate Floor Area = 135.9 sq m / 1463 sq ft
 Garage = 30.0 sq m / 323 sq ft
 Total = 165.9 sq m / 1786 sq ft



This floor plan has been drawn in accordance with RICS Property Measurement 2nd edition.
 All measurements, including the floor area, are approximate and for illustrative purposes only. @fourwalls-group.com #83378

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Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92-100) A		
(81-91) B		84
(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

IMPORTANT INFORMATION

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