



**Rowe
& Co.**

17 Colton Copse, Chandler's Ford

Eastleigh

£425,000

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17 Colton Copse

Chandler's Ford, Eastleigh

This spacious three-bedroom end of terrace house is set in an enviable position in Knightwood Park with its leafy streets and nearby woodland, located in both Knightwood and Thornden school catchments.

Accommodation comprises an entrance hall, lounge, dining room, kitchen and ground floor W/C.

LOCATION

Chandlers Ford is popular Hampshire town with a variety of shops, restaurants, traditional inns and schools; Chilworth golf course is within easy reach. It is approximately a 15 minute drive to Winchester and a 17 minute drive to Southampton; both cities have a wider 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.

Council Tax band: D

Tenure: Freehold

EPC Energy Efficiency Rating: D

EPC Environmental Impact Rating: D

- Garage & Driveway
- Easy Maintenance Rear Garden
- Catchment To Popular Local Schools
- Three Bedrooms
- En-Suite To Master
- Outside Office



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INSIDE

You enter the property into an entrance hall that has doors leading to all rooms and stairs leading to the first floor. A door to one side leads into the spacious lounge which has been laid to carpet with a window to the front aspect and plenty of space for free standing furniture. An opening to one end takes you into the dining room which has French doors leading to the rear garden. The kitchen has a door to the rear and has been fitted with a range of wall and base level units with cupboards and drawers under. The kitchen has an integrated hob with extractor over and space for other free-standing appliances. The first floor has three well proportioned bedrooms with en-suite to master and a family bathroom.

OUTSIDE

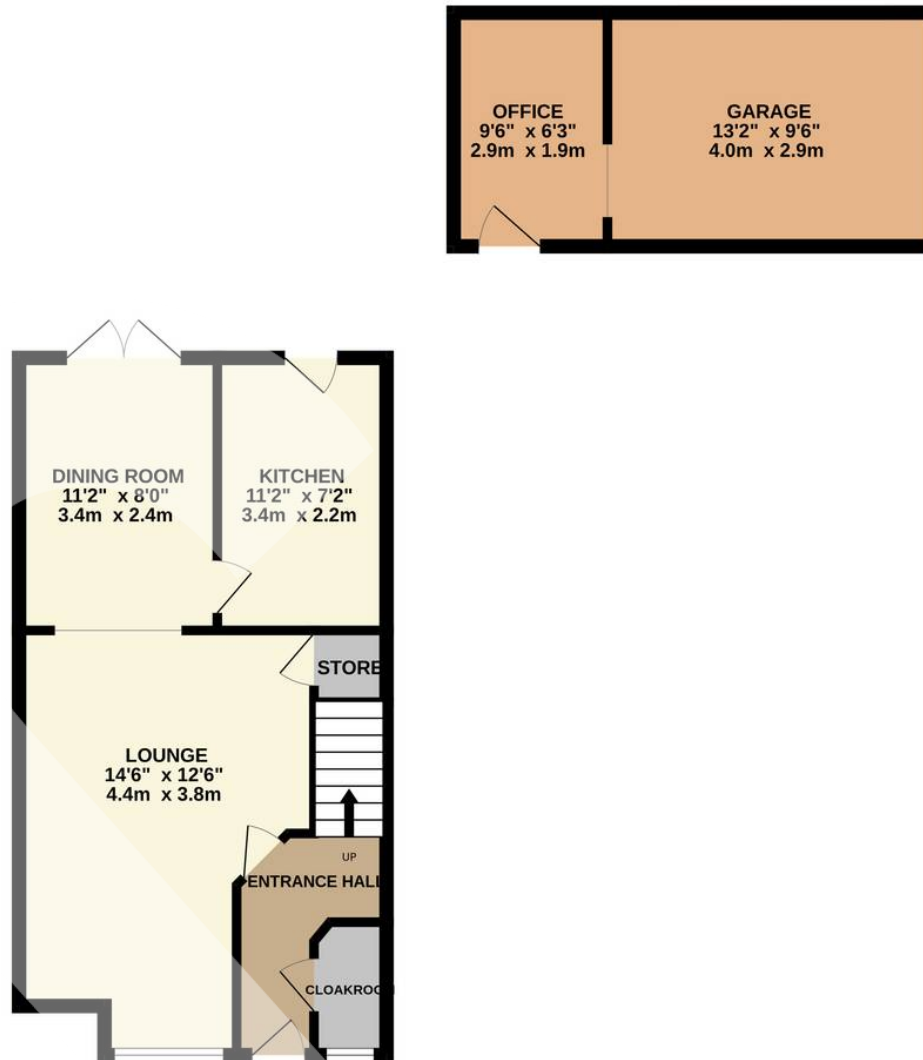
To the front of the property is a leafy outlook with paved footpath leading to the front door. Benefits include a garage with electric door power and lighting, the back of the garage has a door accessible from the rear garden and is being used as an office space / garden room. There is one off road parking space situated on the driveway behind the house. The easy maintenance rear garden has mostly been laid to paving with gated pedestrian access to the rear and an above ground pond.



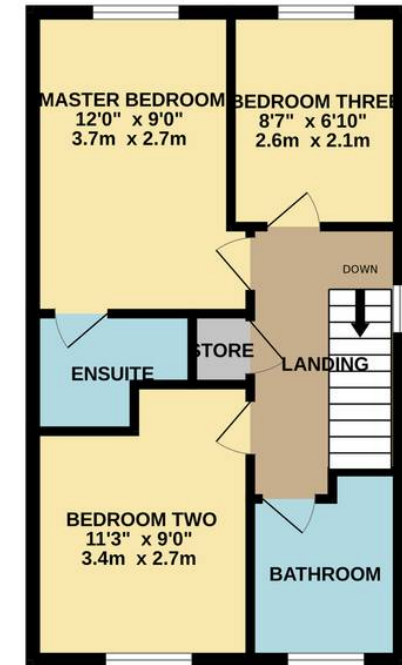
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GROUND FLOOR



1ST FLOOR



Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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**REQUEST
VIEWING**

(GOTTA BE QUICK!)

