



**Rowe
& Co.**

87 Sycamore Avenue, Chandler's Ford

Eastleigh

In Excess of **£340,000**

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& Co.



87 Sycamore Avenue

Chandler's Ford, Eastleigh

Tucked away in a quiet cul-de-sac and surrounded by greenery, this attractive home enjoys a peaceful setting while remaining conveniently close to excellent local amenities. The property also falls within the sought-after catchment areas for both Hiltingbury and Thornden Schools, making it an ideal choice for families. The ground floor accommodation comprises a welcoming entrance porch, a spacious lounge, and a stylish open-plan kitchen/dining room with a useful cloakroom. The layout is designed for modern living, offering comfort and functionality throughout. Upstairs, there are three well-proportioned bedrooms and a contemporary family bathroom. Each room is tastefully decorated, creating a bright and inviting atmosphere. Externally, the home benefits from a private rear garden, perfect for outdoor entertaining or relaxing. A garage and residents' parking further enhance the appeal of this superb home.

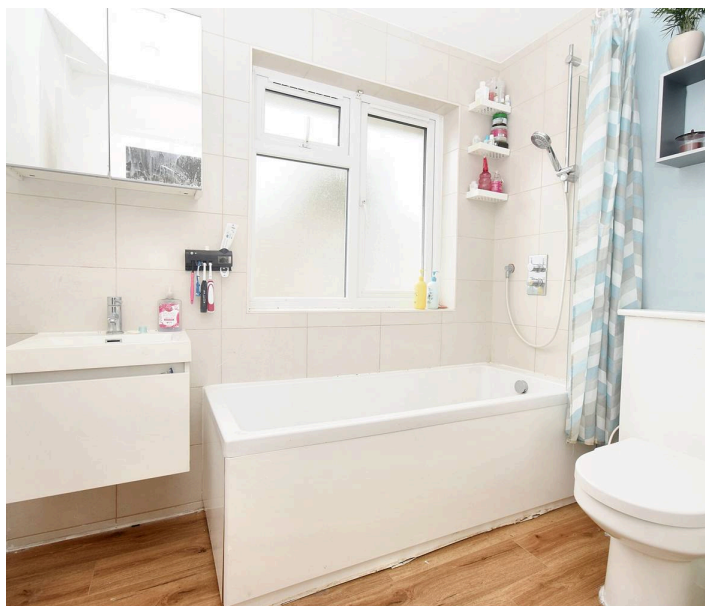
LOCATION

Chandler's Ford is a popular Hampshire town with a variety of shops, restaurants and traditional public houses. Approximately a 15-minute drive to Winchester and a 17-minute drive to Southampton, both cities have an extensive range of facilities. Transport links 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: C



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INSIDE

You're welcomed into the property via a useful porch, which leads into a spacious, light-filled lounge adorned with warm tones and modern décor. The heart of the home is the open-plan kitchen and dining area, boasting sleek cabinetry, ample space for appliances, and a striking emerald green splashback that adds a contemporary flair.

There's generous room for dining, and double doors provide direct access to the garden, creating a seamless indoor-outdoor living experience. Upstairs, you'll find two well-proportioned double bedrooms and a generous single room, all tastefully decorated. The principal bedroom enjoys a peaceful rear outlook and the added benefit of built-in storage.

The additional rooms are ideal for children, guests, or use as a home office. Completing the home is a stylish, modern family bathroom featuring a full-size bath with an overhead shower, providing both functionality and comfort.

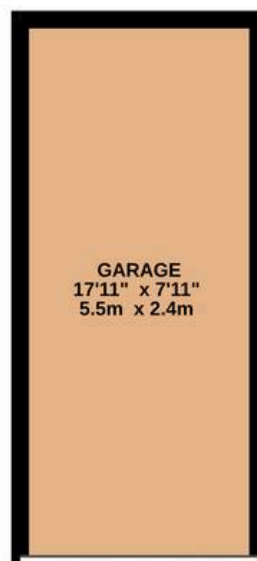
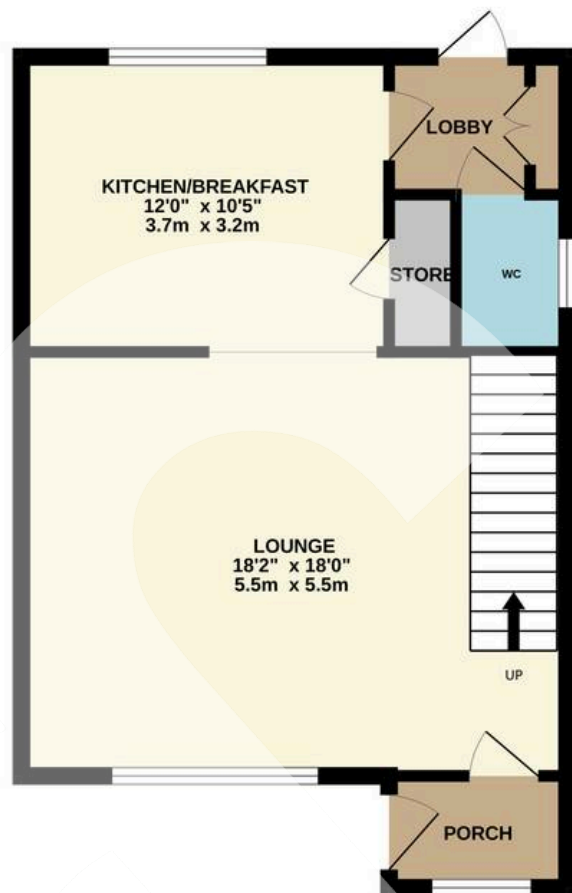
OUTSIDE

At the front of the property, a well-maintained green communal space offers an ideal area for children to play. This leads to the private front garden, with a footpath guiding you to the front door.

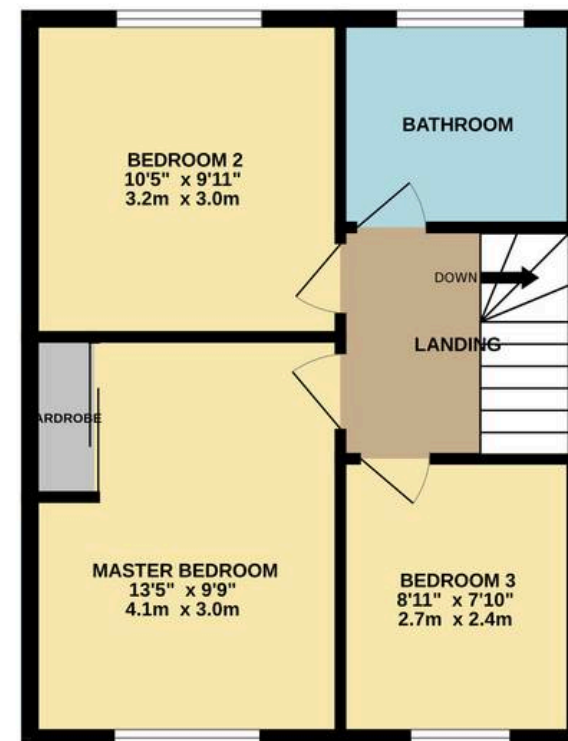
To the rear, the garden is a private haven — beautifully landscaped and thoughtfully designed. It features a decked area perfect for outdoor entertaining, an artificial lawn providing a safe and low-maintenance play space for children, and mature planting that offers both shade and privacy. Additional benefits include a garage and residents' parking located at the rear of the property.



GROUND FLOOR



1ST FLOOR



1 Rufus Court, 103 Winchester Road
Chandlers Ford,
SO53 2GG



02381 102221



chandlersford@rowehomes.co.uk

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!)

