



**Rowe  
& Co.**

**39 Pine Crescent, Chandler's Ford**

Eastleigh

**£475,000**

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& Co.**



## 39 Pine Crescent

### Chandler's Ford, Eastleigh

A delightful four-bedroom semi-detached home, situated on a quiet crescent in the sought-after area of Hiltingbury, within walking distance of local shops and the highly regarded Hiltingbury Infant and Junior Schools. The property has been tastefully modernised by the current owners, with ground floor accommodation comprising an entrance hall, modern kitchen, cloakroom, and a spacious lounge/dining room. Upstairs offers four generously sized bedrooms and a contemporary family bathroom. Externally, the home benefits from a driveway, garage, and a secluded rear garden — perfect for outdoor enjoyment.

#### Location

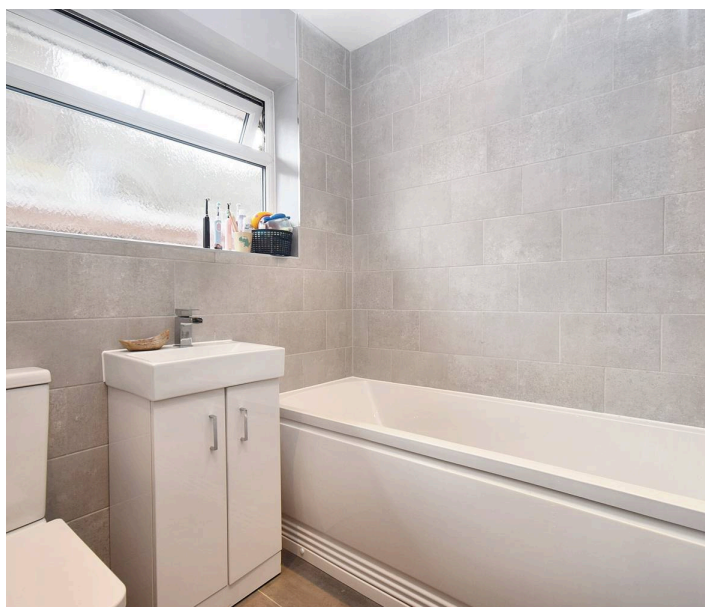
Chandler's Ford is a popular Hampshire town with a variety of shops, restaurants and traditional public houses. The local catchment schools are Thornden secondary and Hiltingbury, alongside several well-regarded private schools. Approximately a 15-minute drive to Winchester and a 20-minute drive to Southampton, 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 an hour from Winchester and 65 minutes from Southampton Parkway.

Council Tax band: D

Tenure: Freehold

EPC Energy Efficiency Rating: D

- Four Bedrooms
- Re - Fitted Kitchen
- Garage & Driveway
- Secluded Rear Garden
- Hiltingbury & Thornden Catchments



# 39 Pine Crescent

## Chandler's Ford, Eastleigh

### Inside

You enter the property into a spacious entrance hall featuring the original parquet flooring, with oak doors leading to the further accommodation. A door to one side opens into the cloakroom, which also provides internal access to the garage. The kitchen enjoys a front-facing window and is fitted with a range of shaker-style wall and base units, complemented by stylish worktops.

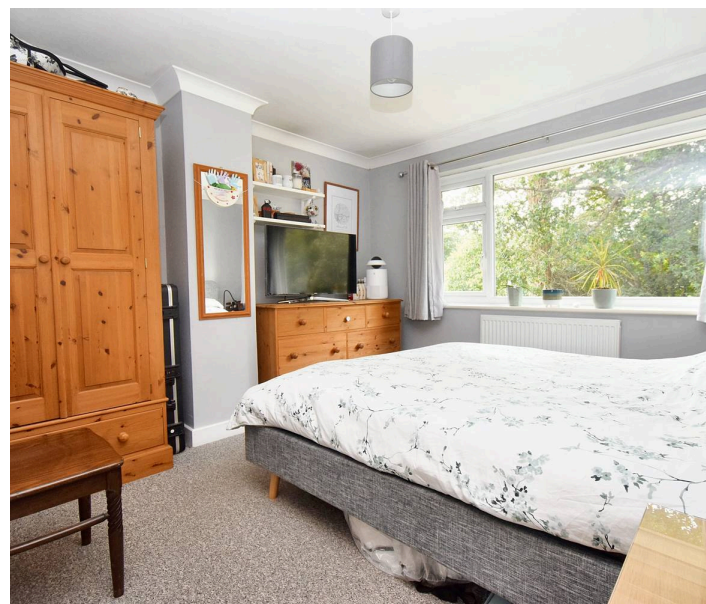
The 19ft lounge/dining room offers a bright and airy space, with dual-aspect windows to the side and rear, and French doors opening out to the garden.

There is a storage cupboard to one side and a door leading to the staircase. Upstairs, the first floor benefits from four well-proportioned double bedrooms, all serviced by a modern family bathroom.

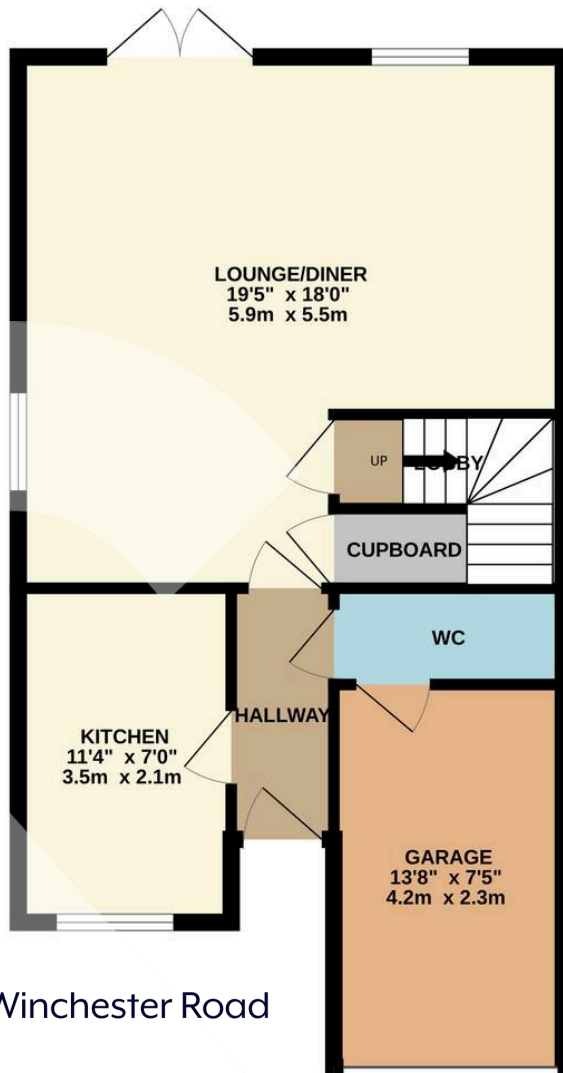
### Outside

To the front of the property, there is a driveway providing off-road parking and access to the garage via an up-and-over door. A gated pedestrian pathway to the side offers convenient access to the rear garden. The front garden is attractively landscaped with a variety of planted shrubbery, enhancing the property's kerb appeal.

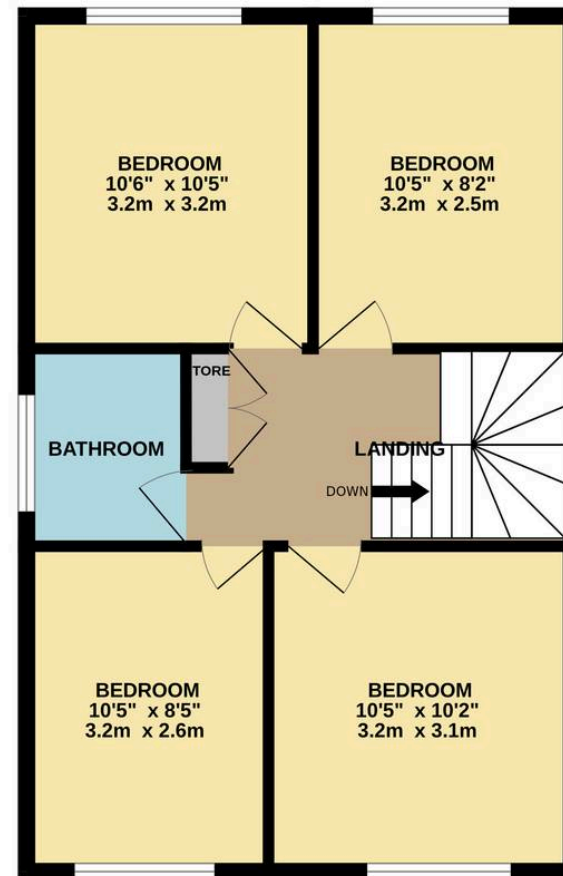
The secluded rear garden features a paved seating area, ideal for outdoor dining and relaxation, and a spacious lawn bordered by a selection of mature shrubs and plants. A wooden shed is positioned in one corner, offering useful storage space.




GROUND FLOOR



1ST FLOOR



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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!)

