



**Rowe  
& Co.**

**116 Morgan Le Fay Drive, Chandler's Ford**

Eastleigh

**£395,000**

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## 116 Morgan Le Fay Drive

Chandler's Ford, Eastleigh

This superb three-bedroom terrace home has been tastefully modernised by the current owners, situated on the popular Knightwood Park development and backing onto woodland. The ground floor accommodation comprises an entrance hall, spacious sitting room, modern kitchen / breakfast room, use of a double-glazed conservatory offers further dining / socialising space and a cloakroom. On the first floor are three well-proportioned bedrooms and a family bathroom. Outside benefits a driveway and further parking to the rear and a well-maintained rear garden. We anticipate a high level of interest an early viewing comes highly recommended.

### LOCATION

Chandler's Ford is a popular Hampshire town with a variety of shops, restaurants and traditional public houses. The local catchment schools are Knightwood Junior and the sought-after Thornden Secondary school, alongside several well-regarded private schools. Approximately a 15-minute drive to Winchester and a 17-minute drive to Southampton, both cities have an extensive 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: C

Tenure: Freehold

EPC Energy Efficiency Rating: C

- Thornden School Catchment
- Modern Kitchen / Breakfast Room
- Secluded Garden Backing Onto Woodland
- Two Off Road Parking Spaces



# 116 Morgan Le Fay Drive

Chandler's Ford, Eastleigh

## INSIDE

You enter the property into a spacious entrance hall which has plenty of space for coats and shoes, a door leads to the cloakroom which has been fitted with a low-level W/C and wash hand basin. A further door opens into the sitting room which has a window to the front aspect and has been laid to grey oak effect flooring, there is feature paneling to one wall with space for a variety of free-standing furniture, wall mounted TV and stairs leading to the first floor. The real heart of the home is the stunning kitchen / breakfast room which has been laid to tile flooring with spotlights, there is a four-seat breakfast bar to one side. The kitchen itself has been fitted with a range of grey high gloss wall and base level units with cupboards and drawers under and complimentary worktops. There is space for a free-standing fridge freezer, integrated oven, gas hob with extractor over, dishwasher and space for a washing machine. This room flows into the conservatory that is now used as a dining area / family room, again laid to tile flooring with a modern space saving radiator and French doors leading to the rear garden. The first-floor landing has been laid to carpet with doors leading to all rooms and loft access. Bedrooms two and three and both laid to carpet with windows overlooking the rear garden. The master bedroom has been laid to carpet with a window to the front aspect, fitted wardrobes and a large storage cupboard. The family bathroom has been laid to tile flooring with a panel enclosed bath with shower over, low level W/C, wash hand basin and wall mounted heated towel rail.

## OUTSIDE

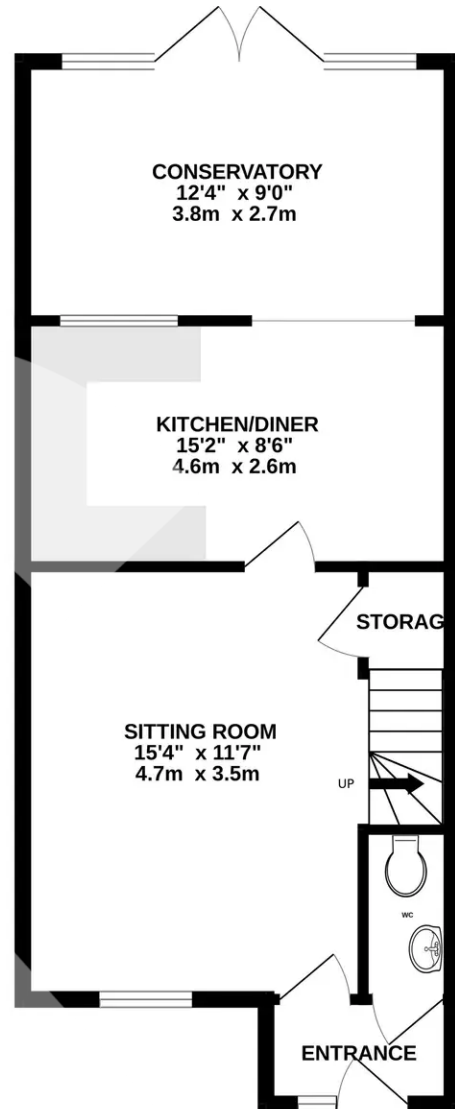
To the front of the property is a driveway providing parking for one vehicle, there is further off-road parking to the rear bringing the total to two parking spaces. The secluded rear garden backs onto wonderful woodland and has been landscaped to provide a paved seating area ideal for entertaining, an area laid to lawn with shrubbery borders, wooden shed providing useful storage space and gated pedestrian access to the rear.



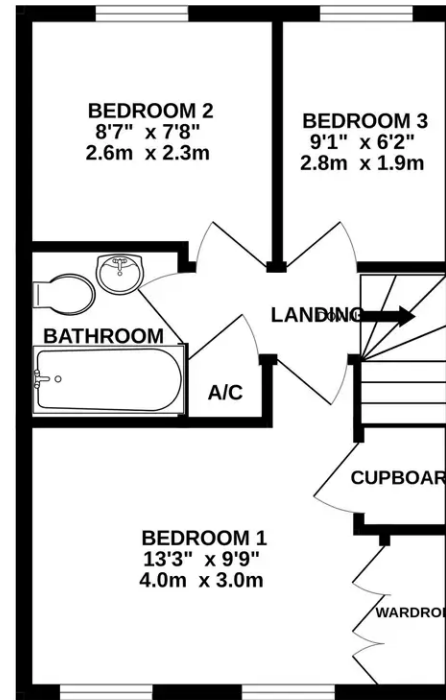
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GROUND FLOOR



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!)

