



CHESTNUT ROAD
BROCKENHURST
HAMPSHIRE
SO42 7RF



HAYWARD FOX
OF BROCKENHURST

GUIDE PRICE: £600,000



For more information on this property
or to arrange an accompanied
viewing, please contact:

01590 624300

or

brockenhurst@haywardfox.co.uk

Our offices are located in:

Bransgore ~ 01425 673707

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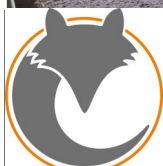
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www.haywardfox.co.uk



Hayward Fox

1 Courtyard Mews, Brookley Road, Brockenhurst, Hampshire SO42 7RB

Tel. 01590 624300 Fax. 01590 624464 E-mail. brockenhurst@haywardfox.co.uk

A THREE BEDROOM DETACHED SINGLE STOREY PROPERTY OFFERING GREAT SCOPE FOR IMPROVEMENT AND ENLARGEMENT (SUBJECT TO NORMAL PLANNING PERMISSIONS) SET IN AN EXTREMELY LARGE PLOT OF APPROX. 0.3 ACRE. CLOSE TO BROCKENHURST VILLAGE AMENITIES, SCHOOLING AND MAINLINE STATION TO LONDON (WATERLOO).

LARGE ENTRANCE HALL, SITTING/DINING ROOM, CONSERVATORY, THREE GOOD SIZED BEDROOMS, BATHROOM AND SEPARATE W.C. OUTSIDE: PRE-FABRICATED GARAGE AND SHED.

ACCOMMODATION IN DETAIL: (All measurements are approximate)

COVERED PORCH: With quarry tiled step. Part obscure glazed door to:

ENTRANCE HALL: 13'4" x 12'4" (4.06m x 3.76m) narrowing to 7'9" (2.36m) Cupboard housing fuse board and electric meter. Airing cupboard housing pre-lagged tank with slatted shelving above. Radiator. Access to roof space.

SITTING ROOM: 14' x 13'5" (4.27m x 4.09m) maximum Wall mounted gas fire. TV aerial point. Double radiator. Wall light points. Coved ceiling. Double aspect with double glazed UPVC side aspect window and double glazed UPVC double doors opening to the rear garden.

KITCHEN/DINER: 15'5" x 10'9" (4.7m x 3.28m) narrowing to 8' (2.44m) Range of drawers and cupboards incorporating space for trays/towels under roll top working surfaces to the kitchen area. Matching eye level cupboards with open corner shelving above. Tiled splashbacks. Space and plumbing for automatic washing machine. Built-in single bowl, single drainer stainless steel sink unit. Baxi Solo wall mounted boiler for the central heating and domestic hot water. Suitable space for cooker. Double glazed UPVC side aspect window. Double radiator. Wall mounted central heating programmer. Double glazed UPVC window overlooking the rear garden to the dining area.

CONSERVATORY: 8'7" x 7' (2.62m x 2.13m) Power points. Wall light points. Large double glazed UPVC windows to two aspects. Double glazed pitched roof. Blinds. UPVC double doors to side aspect and double glazed UPVC double doors opening to the garden.

BEDROOM ONE: 13'1" x 11'6" (3.99m x 3.51m) Double radiator. TV aerial point. Double glazed UPVC side and front aspect windows.

BEDROOM TWO: 10' x 10' (3.05m x 3.05m) Radiator. TV aerial point. Double glazed UPVC side aspect window.

BEDROOM THREE: 10'7" x 9'3" (3.23m x 2.82m) maximum measurements Radiator. TV aerial point. Double glazed UPVC front aspect window.

BATHROOM: 6' x 5'8" (1.83m x 1.73m) maximum measurements Tiled floor and part tiled walls. White suite comprising panelled bath with mixer tap and Triton shower unit above; pedestal wash hand basin. Upright ladder style chromium

radiator. Double glazed obscure UPVC window.

SEPARATE W.C.: Comprising low level w.c. Double glazed obscure UPVC window.

OUTSIDE:

FRONT GARDEN: The property is approached through double five bar gates from Chestnut Road with large tarmac driveway leading alongside the property and up to the garage with modest front garden, laid mainly to lawn. Tarmac pathway leads to the front door.

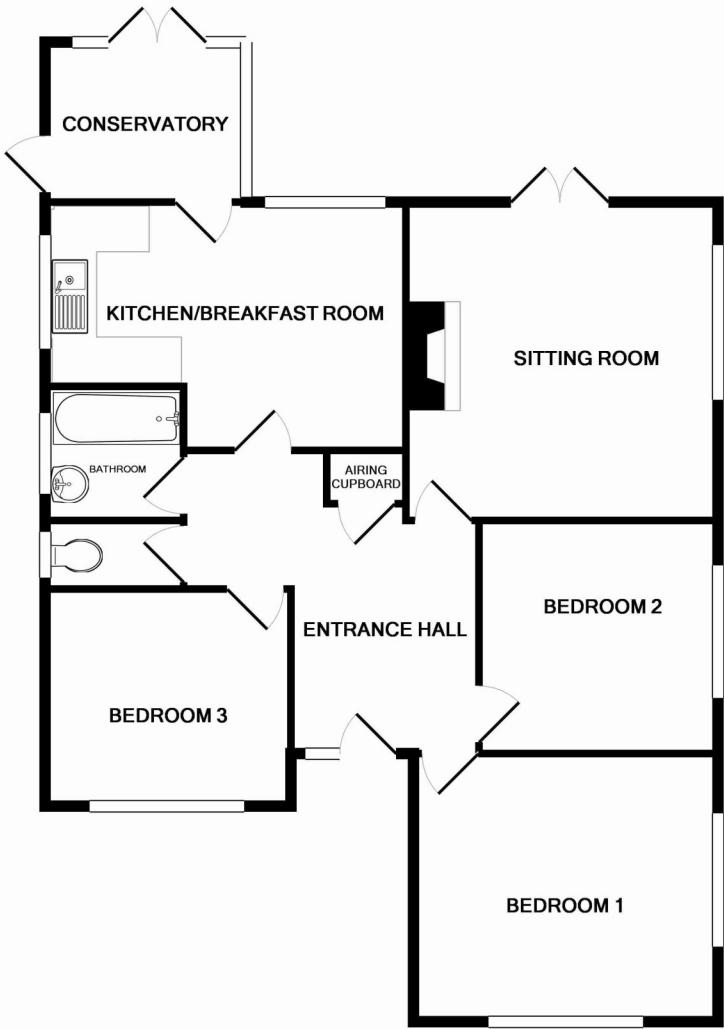
PRE-FABRICATED GARAGE: 20'8" x 9'6" (6.3m x 2.9m) With up and over door. Power and light. Side aspect windows. Wide personal door into the garden.

LARGE SIDE & REAR GARDEN: Laid predominantly to lawn, well stocked with various shrubs and bushes. All enclosed mainly by conifer hedging and fencing.

GARDEN SHED: 7' x 5' (2.13m x 1.52m)

EPC RATING: Current ~ D65 Potential ~ B84

DIRECTIONAL NOTE: From the crossroads in the centre of the village, proceed north along Grigg Lane taking the first turning you come to on your right into Chestnut Road and the property can be found in the first cul-de-sac off to the left at the end and is numbered.



FLOOR PLAN CREATED BY HAYWARD FOX ESTATE AGENTS
TOTAL APPROX. FLOOR AREA 85.9 SQ.M. (924 SQ.FT.)
Measurements are approximate. Not to scale. Illustrative purposes only
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REF: BRB0825

The Consumer Protection from Unfair Trading Regulations 2008 (CPR's)
These details are for guidance only and complete accuracy cannot be guaranteed. If there is any point which is of particular importance to you, verification should be obtained. They do not constitute a contract or part of a contract. All measurements are approximate. No guarantee can be given with regard to planning permissions or fitness for purpose. No apparatus, equipment, fixture or fitting has been tested. Items shown in photographs are NOT necessarily included. Interested Parties are advised to check availability and make an appointment to view before travelling to see a property.