



HAYWARD FOX

PRICE: £325,000

17 PARK ROAD, ASHLEY, NEW MILTON, HAMPSHIRE. BH25 5DR



FLOOR PLAN CREATED BY HAYWARD FOX ESTATE AGENTS
 TOTAL APPROX. FLOOR AREA 107.0 SQ.M. (1152 SQ.FT.)
 Measurements are approximate. Not to scale. Illustrative purposes only
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Hayward Fox

Alderson House, 17-19 Old Milton Road, New Milton, Hampshire. BH25 6DQ
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A large extended four bedroom detached bungalow with recently modernised en suite shower room and main bathroom, set in good sized southerly gardens to the rear. An internal inspection is highly recommended to appreciate the size and layout of this property.

ACCOMMODATION IN DETAIL: (all measurements are approximate)

Covered arched entrance, attractive leaded light front door to:

SPACIOUS ENTRANCE HALL: Radiator, hatch to loft space providing excellent storage and potential to extend subject to the necessary permissions.

SITTING ROOM: 12'5" x 12' (3.78m x 3.66m) Radiator, built in cupboard housing hot water cylinder, range of slatted shelving, radiator, UPVC double glazed bay window overlooking front aspect.

KITCHEN/BREAKFAST ROOM: 12' x 11'2" (3.66m x 3.4m) Being part tiled and comprising excellent range of roll edge work surfaces with drawers and cupboards below, built in double oven/grill unit with cupboards over and below, range of matching wall mounted units, obscure UPVC double glazed window overlooking side aspect, door to:

UTILITY ROOM: 7' x 6'6" (2.13m x 1.98m) Fully tiled walls comprising single bowl single drainer sink unit with mixer taps, adjoining roll edge work surfaces with drawers and cupboards below, space and plumbing for washing machine and dishwasher below, shelved storage/larder cupboard housing space for drier. Wall mounted gas fired central heating boiler, door to:

REAR PORCH: With UPVC double glazed window to the rear.

BEDROOM ONE: 20' x 11'11" narrowing to 7' (6.1m x 3.63m narrowing to 2.13m) A good sized room with radiator, built in storage cupboard, range of part mirror fronted wardrobe built in wardrobe cupboards, UPVC double glazed window overlooking rear aspect, door to:

EN SUITE BATHROOM: Being recently modernised and fully tiled comprising inset wash hand basin with mixer tap and cupboard below, low level w.c., bath, radiator, extractor fan, obscure UPVC double glazed window overlooking rear aspect.

BEDROOM TWO: 10'6" x 10' (3.2m x 3.05m) Range of built in wardrobe cupboards, radiator, obscure UPVC double glazed window overlooking front aspect.

BEDROOM THREE: 12'7" x 9'5" (3.84m x 2.87m) Range of built in mirror fronted wardrobe cupboards, radiator, UPVC double glazed window overlooking rear aspect.

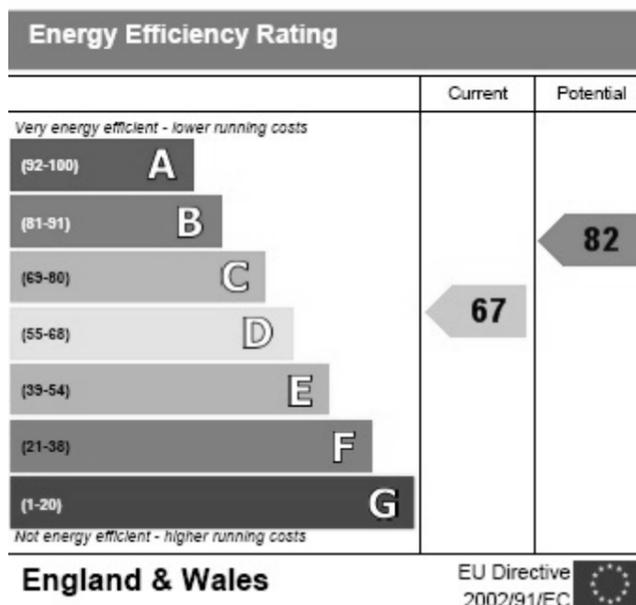
BEDROOM FOUR: 10'4" x 8'6" (3.15m x 2.59m) Radiator, UPVC double glazed window overlooking front aspect.

MAIN BATHROOM: Recently well modernised with fully tiled walls comprising inset wash hand basin with mixer tap, cupboard below, low level w.c., bath with separate Aqualisa shower over, velux window, tiled flooring, radiator.

OUTSIDE:
The front garden is bordered by hedging.

There is a good sized rear garden, enclosed by fencing with covered seating area with large **TIMBER GARDEN STORE/WORKSHOP** to the rear measuring **19'6" x 13'8" (5.94m x 4.17m)** Power point.

Address: 17 Park Road, Ashley, NEW MILTON, Hampshire, BH25 5DR
RRN:



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