

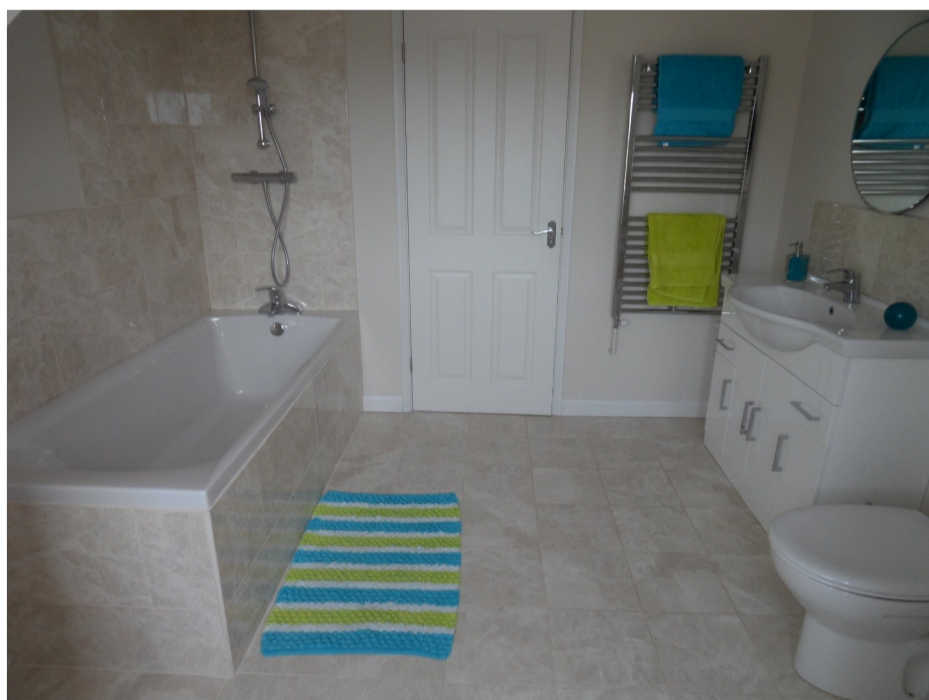


**HAYWARD FOX**

**PRICE: £599,950**


**24 FIR AVENUE, NEW MILTON, HAMPSHIRE. BH25 6EU**

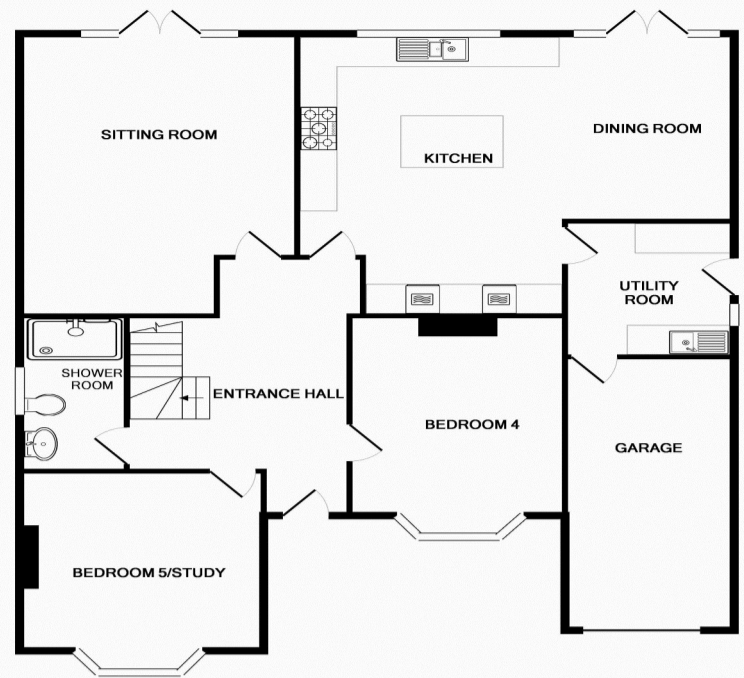




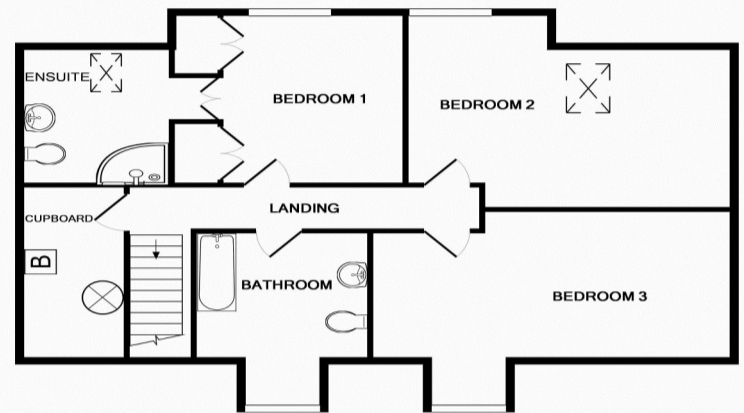


Address: 24 Fir Avenue, NEW MILTON, Hampshire, BH25 6EU  
RRN:

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92-100) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>	<b>77</b>	<b>83</b>
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
<b>England &amp; Wales</b>	EU Directive 2002/91/EC 	



GROUND FLOOR  
APPROX. FLOOR  
AREA 134.0 SQ.M.  
(1443 SQ.FT.)



1ST FLOOR  
APPROX. FLOOR  
AREA 82.6 SQ.M.  
(890 SQ.FT.)  
TOTAL APPROX. FLOOR AREA 216.7 SQ.M. (2332 SQ.FT.)

Whilst every attempt has been made to ensure the accuracy of the floor plan 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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[www.haywardfox.co.uk](http://www.haywardfox.co.uk)



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Tel: 01425 638656 Fax: 01425 618752

24 FIR AVENUE, NEW MILTON  
HAMPSHIRE BH25 6EU



**An outstanding five bedroom detached chalet residence, having been extensively refurbished and extended to a high standard. The property has generously sized living accommodation, particularly on the ground floor, with superb family kitchen/dining room. An internal inspection is highly recommended.**

ENTRANCE PORCH, SPACIOUS RECEPTION HALL, SITTING ROOM, SUPERB FAMILY KITCHEN/DINING ROOM, SEPARATE UTILITY ROOM, GROUND FLOOR BEDROOM FOUR, STUDY/GROUND FLOOR BEDROOM FIVE, SHOWER ROOM, FIRST FLOOR LANDING, BEDROOM ONE WITH EN SUITE SHOWER ROOM, TWO FURTHER BEDROOMS AND MAIN BATHROOM. INTEGRAL GARAGE AND GOOD SIZED GARDENS.

Appointments must be made via the Vendors Agents **Hayward Fox**

[www.haywardfox.co.uk](http://www.haywardfox.co.uk)

**ACCOMMODATION IN DETAIL:**

(all measurements are approximate)

UPVC double glazed front door to:

**ENTRANCE PORCH:** Ceiling light point, tiled flooring, door to:

**SPACIOUS RECEPTION HALL:** Coved ceiling, ceiling light point, two radiators, wood flooring, telephone point, 13 amp power points, understairs recess with cupboard.

**SITTING ROOM:** 18'11" x 14'11" ( 5.77m x 4.55m) Coved ceiling, ceiling light point, two radiators, T.V. aerial point, 13 amp power points, UPVC double glazed opening casement doors with matching full length side windows overlooking rear garden.

**SUPERB FAMILY KITCHEN/DINING ROOM:** 24'4" x 16'10 (7.42m x 5.13m)" narrowing to 14'6" (4.42m) Part tiled comprising bowl and a third single drainer sink with mixer taps, superb range of roll edge work surfaces with abundance of soft close drawers and cupboards below. Integrated Baumatic dishwasher and bin store, inset five ring gas hob with contemporary style Bosch extractor hood over, range of matching wall mounted units with two glass fronted display cabinets, two further built in Bosch fan assisted ovens with separate Bosch integrated microwave. Superb range of storage cupboards with integrated fridge and separate full length freezer. Central island unit incorporating breakfast bar and range of drawers and cupboards below, coved ceiling, two ceiling light points, further inset ceiling lighting, wood flooring, concealed under unit lighting, 13 amp power points, UPVC double glazed windows overlooking rear garden. Further double opening casement patio doors with full length windows giving access to the rear. Door to:

**SEPARATE UTILITY ROOM:** 9'0" x 8'5" ( 2.74m x 2.57m) Comprising single bowl single drainer sink unit with mixer taps, adjoining work surface with two cupboards below and space and plumbing for washing machine, further space for drier, further storage cupboards, wood flooring, part tiling, coved ceiling, inset ceiling lighting, extractor fan, radiator, obscure UPVC double glazed window and door to side access.

**GROUND FLOOR BEDROOM FOUR:** 14'2" x 11'7" (4.32m x 3.53m) Coved ceiling, ceiling light point, radiator, 13 amp power points, UPVC double glazed bay window overlooking front aspect.

**STUDY/GROUND FLOOR BEDROOM FIVE:** 13'7" x 13'2" (4.14m x 4.01m) Coved ceiling, ceiling light point, radiator, 13 amp power points, UPVC double glazed bay window overlooking front aspect.

**GROUND FLOOR SHOWER ROOM:** Being well fitted comprising inset wash hand basin with mixer tap with storage drawers and cupboards below, adjoining low level w.c., large walk in tiled shower cubicle with shower over, coved ceiling, inset ceiling lighting, chrome heated ladder towel rail, extractor fan, tiled flooring, obscure UPVC double glazed window overlooking side aspect.

Stairs from entrance hall lead to:

**FIRST FLOOR LANDING:** Two ceiling light points, hatch to loft space, large walk in airing cupboard housing Worcester gas fired central heating boiler with pressurised hot water cylinder. Access to further eaves storage space, of a good size with ceiling light point.

**BEDROOM ONE:** 11'7" x 10'0" ( 3.53m x 3.05m) Ceiling light point, excellent range of built in wardrobe cupboards, 13 amp power points, UPVC double glazed window overlooking rear aspect. Door through to:

**EN SUITE SHOWER ROOM:** Comprising inset wash hand basin with mixer taps, tiled splashback and storage cupboard below, low level w.c., good sized corner shower cubicle with Grohe shower unit over, heated chrome ladder towel rail, inset ceiling lighting, extractor fan, tiled flooring, velux window.

**BEDROOM TWO:** 13'7" x 10'0" ( 4.14m x 3.05m) excluding bay. Ceiling light point, radiator, 13 amp power points, UPVC double glazed window overlooking front aspect.

**BEDROOM THREE;** 14'8" x 13'3" (4.47m x 4.04m) narrowing to 10'11" (3.33m) maximum measurements. With sloping ceilings, ceiling light point, radiator, velux window, 13 amp power points, UPVC double glazed window overlooking rear aspect.

**MAIN BATHROOM:** Comprising inset wash hand basin with mixer tap, tiled splashback, storage cupboards below, low level w.c., bath with mixer taps and separate Grohe shower over, inset ceiling lighting, extractor fan, tiled flooring, radiator, further chrome heated ladder towel rail, UPVC double glazed window overlooking front aspect.

**OUTSIDE:**

The property has a good sized frontage with shaped driveway providing ample off road parking with further area of lawn, bordered by fencing and hedging. Outside lighting. Driveway leads to:

**INTEGRAL GARAGE:** 17'4" x 8'5" ( 5.28m x 2.57m) Up and over door, ample power and lighting, personal door to utility room.

Side pedestrian gate leads to:

**THE REAR GARDEN** with paved pathway leading to a good sized area of rear garden with sandstone paved patio extending the full length of the bungalow, outside lighting and leading to an area of lawn, well enclosed by fencing and hedging , providing a good degree of seclusion. **TIMBER GARDEN SUMMERHOUSE.**

**DIRECTIONAL NOTE:** From the traffic lights in the centre of New Milton proceed in an easterly direction along the Ashley Road, continuing across the first set of traffic lights and taking the third turning right into Copse Avenue. Bear left into Fir Avenue, continuing for approximately 400 yards, where number 24 is situated on the left hand side and is numbered.

Ref: BMN3009

**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.