



**PETTENGELLS**  
ESTATE AGENTS

30 Lower Ashley Road, New Milton, Hampshire, BH25 5AD  
Asking Price £609,950

30 Lower Ashley Road, New Milton, Hampshire,  
BH25 5AD

- Spacious & Well Presented
- Four Bedrooms
- Superb Detached Bungalow
- Underfloor Heating Throughout
- Lovely Kitchen
- Double Length Garage
- Bedroom one with ensuite
- Main Bathroom
- Impressive Garden
- Lots Of Parking To Front





Accommodation: There is an impressive welcoming entrance hall which leads through to the splendid open plan living space with sitting room area adjoining the large and well appointed kitchen/dining room area. There is a separate utility room. The main bedroom has a most impressive ensuite shower room and there are three further bedrooms and a bathroom with separate shower.

Outside: To the front the driveway gives lots of off road parking as well as space to turn. The rear garden is a lovely feature of the bungalow with lawned area and an approx south westerly aspect. There is also paved patio, a greenhouse, various shrubs and at the bottom of the garden is a large shed/bar! There is a detached tandem double length garage measuring 30' approx x 9'4' and with a further utility area to rear.

EPC: C, Current council tax band: D, Tenure: Freehold.

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21 Old Milton Road, Hampshire, BH25 6DQ | 01425 629100 | newmilton@pettengells.co.uk | www.pettengells.co.uk



TOTAL APPROX. FLOOR AREA 151.7 SQ.M. (1633 SQ.FT.)  
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**IMPORTANT:** There may be omissions in these sales particulars and they do not constitute part of a contract. Floor plans are for representational purposes only and may not be to scale. All measurements including floor area (which may or may not include garage and/or conservatory) are approximate and should not be relied upon. We make no assertion that the property is in good condition or otherwise, nor that any services, appliances or systems are in good working order. Items depicted in photos may not be included. Any reference to tenure has been supplied by the seller and is given in good faith, similarly please check council tax banding and maintenance/ground rent figures as these can change. Potential viewers and purchasers should investigate and/or verify all relevant points and if appropriate, commission experts to report before proceeding.



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