

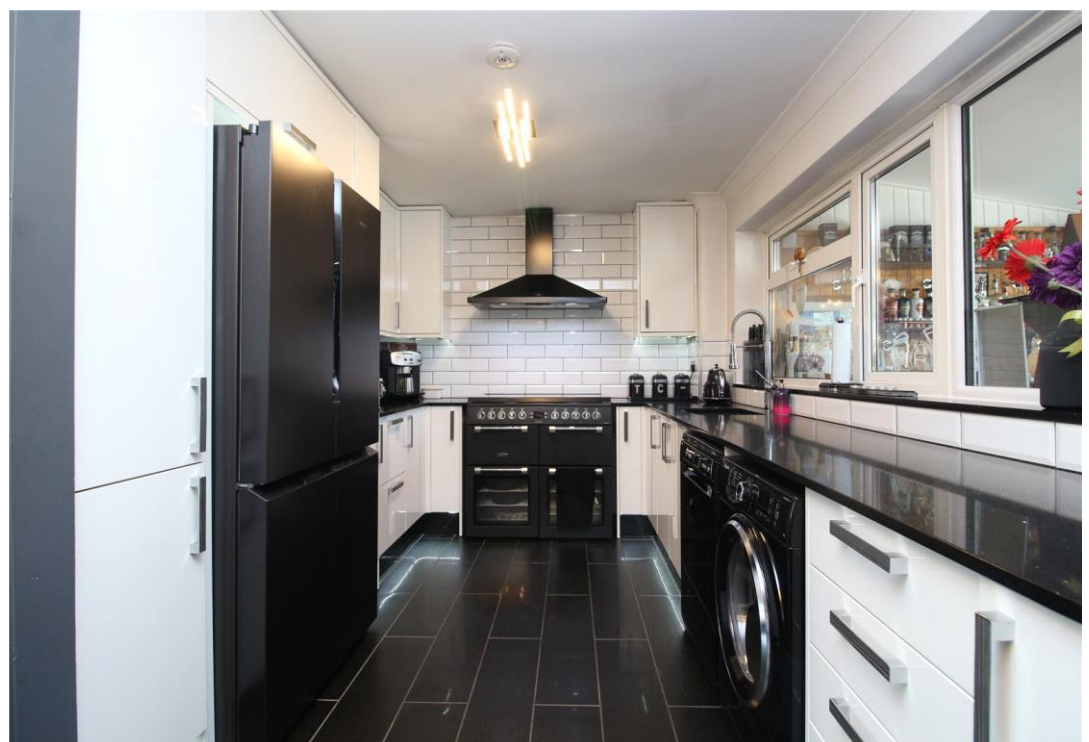


PETTENGELLS
ESTATE AGENTS

48 Willowdene Close, New Milton, Hampshire, BH25 5BX
Asking Price £425,000

48 Willowdene Close, New Milton, Hampshire,
BH25 5BX

- Impressive semi detached house
- Three/four bedrooms
- Lovely kitchen/dining room
- Superb living room
- Garden lodge/work shop
- Gas central heating
- Appealing garden
- Long driveway
- Family/dining room
- Splendid bathroom





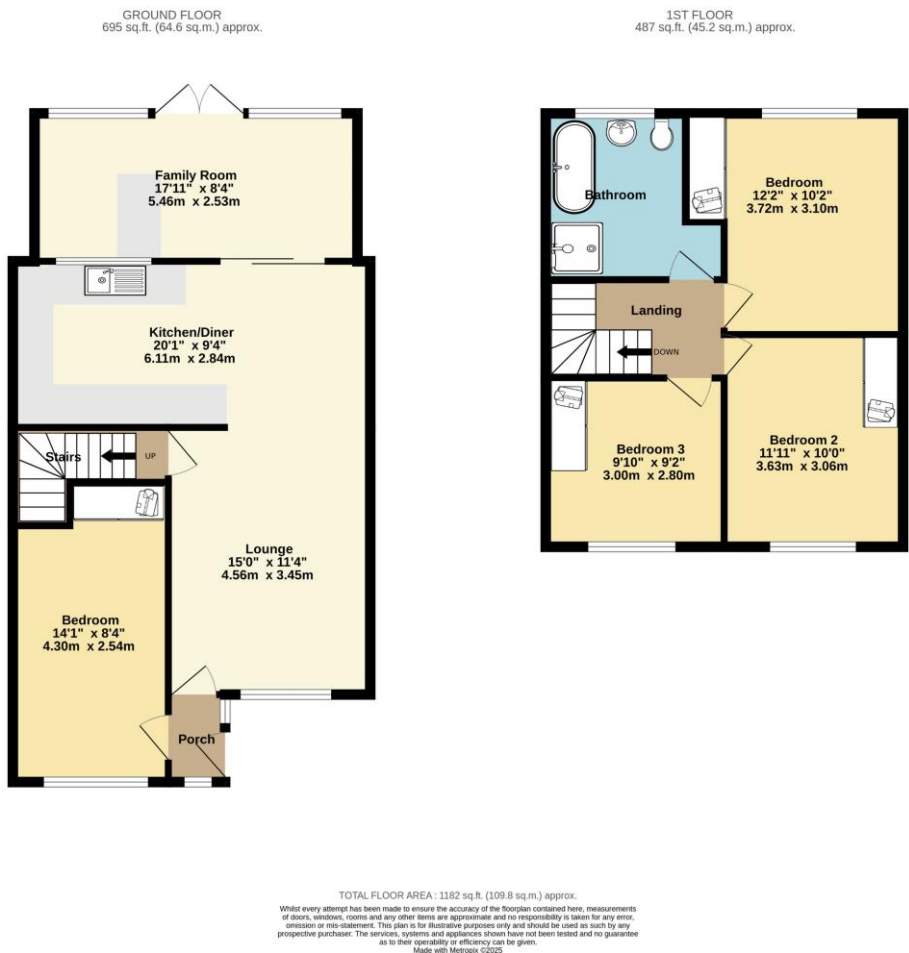
SUPERB THREE BEDROOM SEMI DETACHED HOUSE WITH LOVELY KITCHEN/DINING ROOM AND EITHER FOUR BEDROOMS INCLUDING A GROUND FLOOR BEDROOM OR ALTERNATIVELY THREE RECEPTION ROOMS (AND THREE BEDROOMS).
Accommodation: Entrance porch leads into a lovely living room. The original garage has been converted to create a ground floor fourth bedroom or indeed a further reception room. There is a superb kitchen/dining room and then a family/garden room which is currently laid out as a bar! The first floor landing leads to three bedrooms with even bedroom three being a reasonable size. There is then a most impressive bathroom which also has a separate shower.

Outside: To the front of the house is a good sized lawned area, bisected by a stream, the long drive gives lots of off road parking which is a great asset of this property. The rear garden comprises lawned, paved and decked areas and has a lovely orientation for the afternoon sun and at the bottom of the garden is a useful garden lodge/work shop with power.

EPC: C, Council tax band: C, Tenure: Freehold

PETTENGELLS
ESTATE AGENTS

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



VERY IMPORTANT, PLEASE READ: 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. Maintenance/ground rent figures have been supplied by the seller. Maintenance tends to go up every year and there can be extra charges. Ground rent tends to increase periodically. We will endeavour to mention if a property is not of standard construction but we are not always able to establish this. The flood risk is deemed as 'very low' unless stated otherwise. We are not aware of issues affecting the structural integrity of the property or whether there is any asbestos present (including outbuildings). Most properties have restrictive covenants. Please ask us if you would like sight of these prior to offering. Alternatively your solicitor will advise on these during conveyancing. There is general coastal erosion on the Barton coastline. We are not aware of any current planning permissions close to the property that may cause concern but this could be looked into. Potential viewers and purchasers should investigate and/or verify all relevant points and if appropriate, commission experts including surveyor to report before proceeding, and we will assist whenever possible.

PETTENGELLS
ESTATE AGENTS

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