



**PETTENGELLS**  
ESTATE AGENTS

47 Ferndale Road, New Milton, Hampshire, BH25 5EX  
**Offers Over £450,000**

47 Ferndale Road, New Milton, Hampshire, BH25 5EX

- Wonderful house in nice area
- Fabulous south facing garden
- Lovely living/dining room
- Large conservatory
- Garage plus off road parking
- Kitchen
- Three first floor bedrooms
- Potential ground floor bedroom four
- Shower room
- Downstairs cloakroom





IMPRESSIVE AND DECEPTIVELY SPACIOUS THREE/FOUR BEDROOM LINK DETACHED HOUSE WITH SOUTH-FACING GARDEN WHICH ACCESSES THE GARAGE

Accommodation: There is an entrance porch which has useful large cupboard currently used as a pantry. There is then the entrance hall and a downstairs cloakroom. There is a superb living/dining room which then leads to the kitchen, and a lovely conservatory which overlooks the rear garden and has a utility corner for washing machine etc. There is then a further reception room/ground floor fourth bedroom study. Upstairs the first floor landing leads to the three bedrooms, two doubles and a single, all with fitted wardrobes, and there is a shower room.

Outside: To the front is an area of garden. The main garden is to the rear and this enjoys a lovely sunny south-facing aspect with lawn and patio areas, attractive borders, two sheds and then a path at the bottom of the garden where there is also a greenhouse and then leads to the rear of the single garage which has an electric door and parking for two cars in front of it.

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

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