



PETTENGELLS
ESTATE AGENTS

37 Cutler Close, Ashley, New Milton, Hampshire, BH25 5DB
Asking Price £437,500

37 Cutler Close, Ashley, New Milton, Hampshire,
BH25 5DB

- Two double bedroom detached bungalow
- L-shaped living/dining room with wood burner
- Bathroom with separate shower
- Conservatory opening onto the secluded garden
- Drive giving off road parking for multiple vehicles
- Garage with electric door
- Double glazed & gas fired central heating
- Quiet location at the end of a Cul de sac
- Viewing highly recommended
- Chain free sale





A VERY WELL PRESENTED TWO BEDROOM, TWO RECEPTION ROOM DETACHED BUNGALOW OFFERED CHAIN FREE.

Accommodation: Entrance porch leads into the spacious hallway with plenty of storage. A door leads into the lovely living/dining room with triple aspect which continues into the conservatory overlooking the lovely rear garden. From the dining area a door leads into the well appointed kitchen with built in hob, oven, extractor and dishwasher. A door to the side leads to a handy covered area which in turn leads to the garage. From the hallway doors lead to the two double bedrooms both with a comprehensive range of built in wardrobes. The tiled bathroom has a window to side, WC and separate shower.

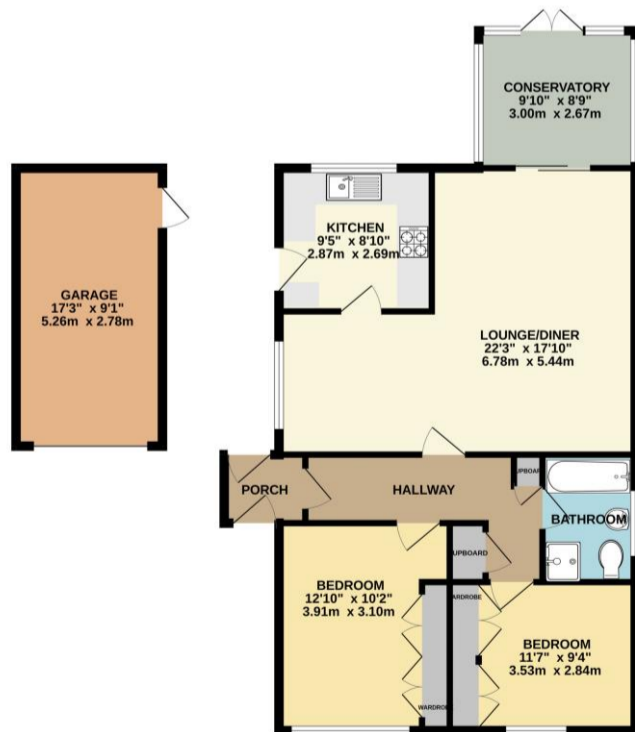
Outside: The front offers off road parking for multiple vehicles with the driveway leading to the garage with electric up and over door. The approximately south facing and beautifully manicured rear garden is a particularly nice feature with mature shrubs, flower borders and a pleasant patio area.

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

PETTENGELLS
ESTATE AGENTS

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

GROUND FLOOR
1033 sq.ft. (96.0 sq.m.) approx.



TOTAL FLOOR AREA - 1033 sq.ft. (96.0 sq.m.) approx.
While every attempt has been made to ensure the accuracy of the floorplan 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.
Made with MapInfo 2024



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