



PETTENGELLS
ESTATE AGENTS

52 Golden Crescent, Everton, Hampshire, SO41 0LL
Asking Price £425,000

52 Golden Crescent, Everton, Hampshire, SO41 0LL

- Lovely village location
- Spacious bungalow
- Lots of parking
- Pleasant gardens
- Three bedrooms
- Two large reception rooms
- Kitchen/diner
- Bathroom
- 2 WC's





EXTENDED BUNGALOW IN VILLAGE LOCATION

We are pleased to offer as a chain free sale, this spacious three bedroom, two reception room detached bungalow, with viewing recommended. Everton is a lovely village which is just a short drive from Lymington town, Milford beach and the wonderful open New Forest.

Accommodation: The entrance hall leads into the double aspect main living room which has feature fireplace. Off the hall is a lobby area which gives integral access to the garage and the garden. There is a kitchen/dining room which also leads to the rear garden. Off this are two bedrooms. There is a large family/dining room which has a feature lantern roof at the rear and also overlooks the back garden. There is a shower room off the hall and the main bedroom has an ensuite cloakroom, fitted wardrobes and again overlooks the rear.

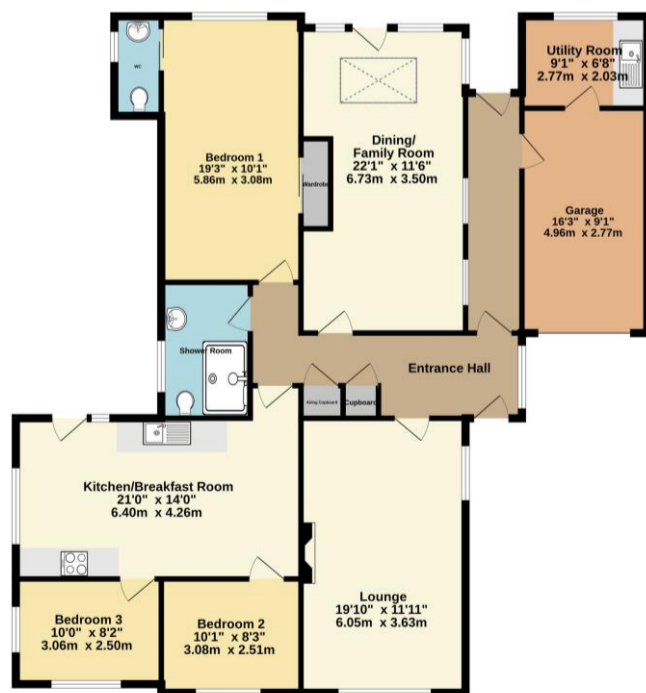
Outside: There is a mainly paved garden to the front and side with shrub borders. The drive gives good off road parking and leads to the garage which has an electric door. Behind the garage is a useful utility room/potential workshop which has plumbing for washing machine and adjoining sink unit. The rear garden is a pleasant feature of the bungalow with further paved areas ie no lawn, various shrub borders.

EPC: D, 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

GROUND FLOOR
1594 sq.ft. (148.0 sq.m.) approx.



TOTAL FLOOR AREA: 1594 sq.ft. (148.0 sq.m.) approx.
 Whilst every attempt has been made to ensure the accuracy of the floorplan contained herein, measurements of floors, windows, rooms and any other items are approximate and no responsibility is taken for any errors or omissions. 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 is given as to their operability or efficiency can be given.
 Made with MapInfo 6.0.2.0

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.



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