



**PETTENGELLS**  
ESTATE AGENTS

19 Litchford Road, New Milton, Hampshire, BH25 5BQ  
**Asking Price £590,000**

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- Four double bedrooms
- Bedroom 1 with ensuite shower room & fitted wardrobes
- Main family bathroom with a separate shower cubicle
- Living room with bifold doors onto garden
- Impressive and spacious kitchen/dining room
- Detached garage and driveway for multiple vehicles
- Outside potential home office/garden room (needing completing)
- Approx west facing rear garden
- Gas fired central heating and double glazed







AN INCREDIBLY SPACIOUS AND EXTENDED FOUR BEDROOM DETACHED BUNGALOW WITH IMPRESSIVE KITCHEN/DINING/FAMILY ROOM.

Accommodation: Front door opens into the large entrance porch with door into the spacious hallway where there are four double bedrooms. The master bedroom has a built in wardrobes and ensuite shower room. There is storage cupboard from the hallway with plumbing for washing machine and tumble dryer and a family bathroom with a separate shower cubicle. A good sized lounge is at the rear with bifold doors opening out onto large patio area and further double doors entering into the spacious kitchen/dining/family room at the rear with sliding doors opening out onto the patio.

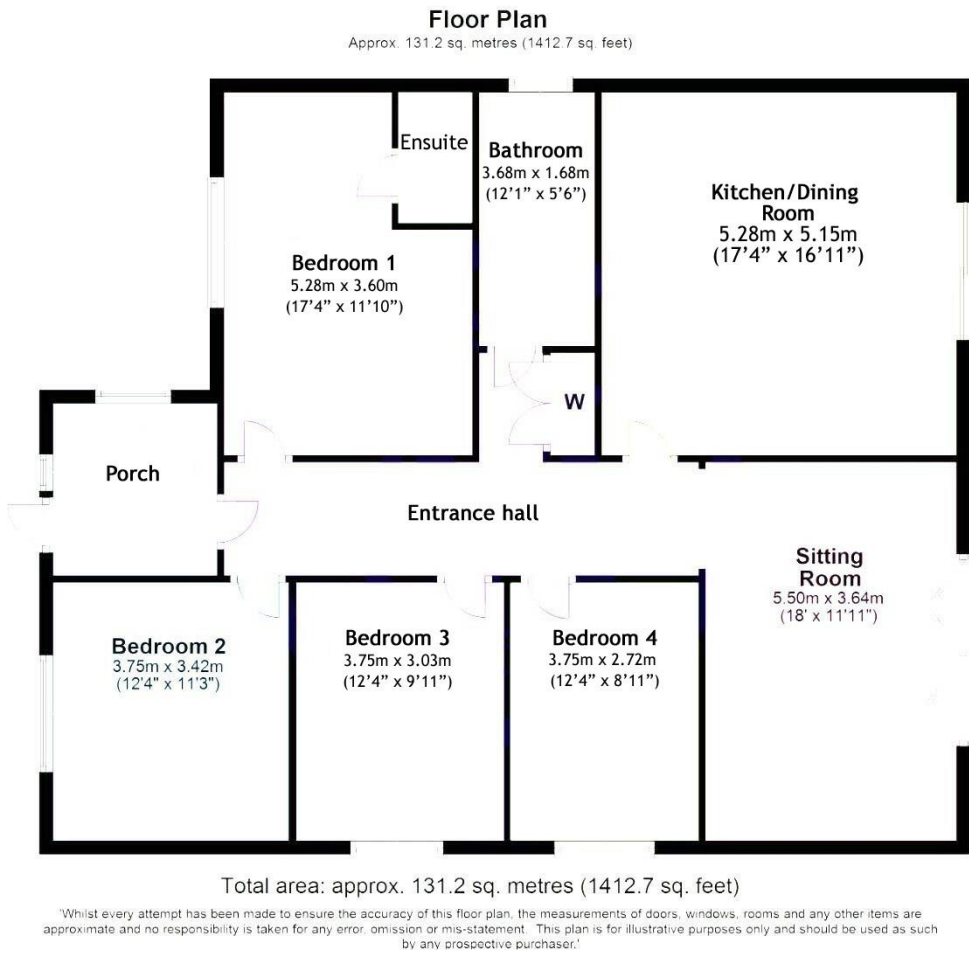
Outside: There is off road parking for multiple vehicles and a long driveway leading to the detached garage with a workshop/studio room to the rear. There is large patio area and area of lawn with flower and shrub borders.

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

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**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. 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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