



**PETTENGELLS**  
ESTATE AGENTS

33a Oakwood Avenue, New Milton, Hampshire, BH25 5DZ  
**Offers Over £550,000**

33a Oakwood Avenue, New Milton, Hampshire,  
BH25 5DZ

- Impressive individual bungalow
- Pleasant gardens
- Driveway & garage
- Chain free sale
- Living room
- Conservatory
- Dining room
- Kitchen/breakfast room
- Three bedrooms
- Two bathrooms







SPACIOUS BUNGALOW OFFERED 'CHAIN FREE', BUILT CIRCA 2001 AND ONE CAREFUL OWNER FROM NEW!

Accommodation: There is an entrance hall with various cupboards giving excellent storage. There is a lovely bright living room overlooking the garden. This also opens to the conservatory and has an archway to the dining room. The kitchen/breakfast room also overlooks the rear garden. There are three bedrooms. Bedroom one being particularly generous, having fitted wardrobes and an ensuite shower room and there is a family bathroom.

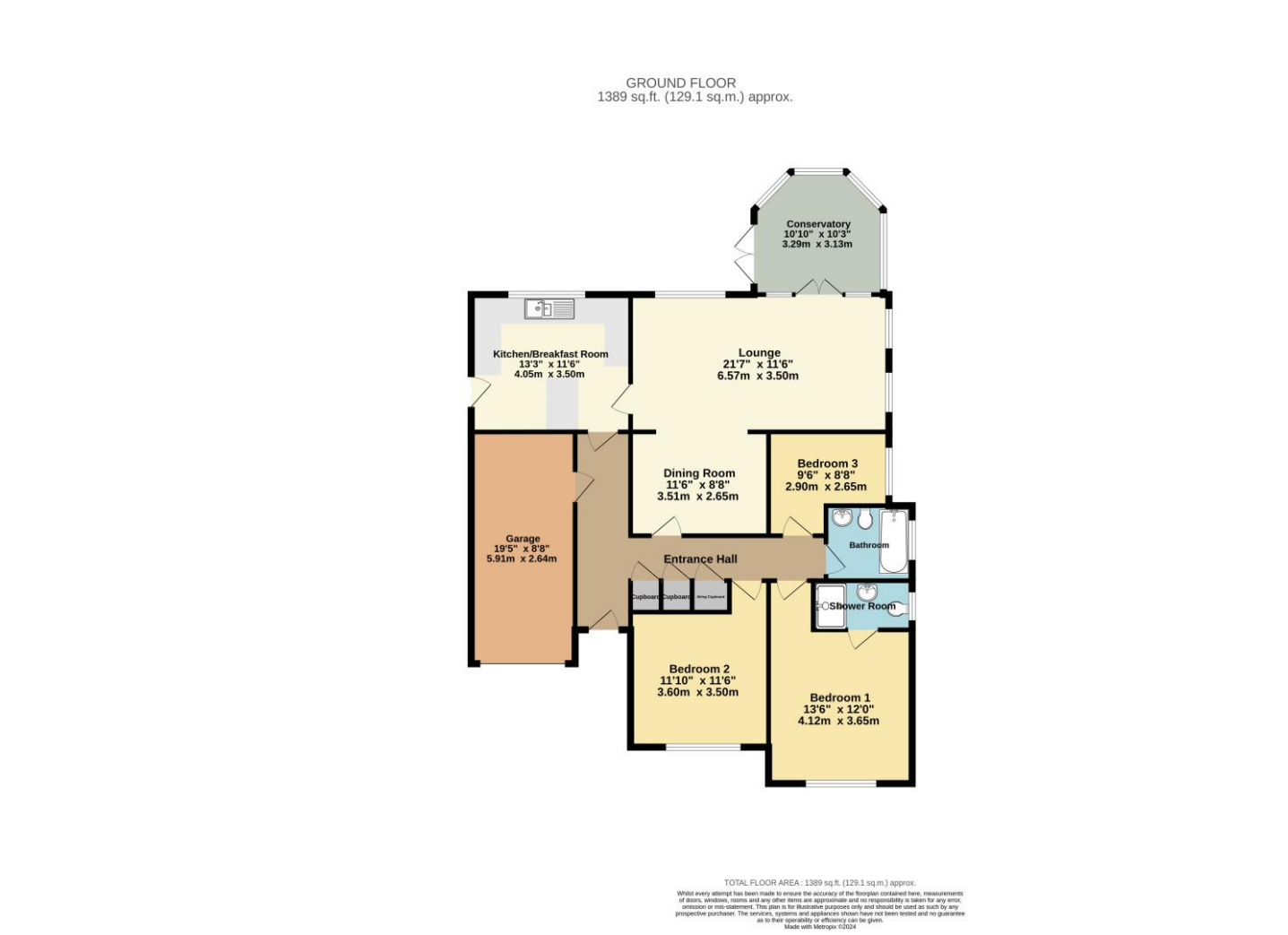
Outside: To the front of the bungalow is a paved driveway giving off road parking and there is a lovely variety of shrubs and an integral garage which measures 5.8 metres by 2.62 metres, this also houses the gas boiler for the central heating. The rear garden is a lovely feature of the bungalow with a lawned area as well as extensive shrubs once again. There is a paved patio adjoining the bungalow and towards the end of the garden there is a brook/culvert, and a summer house. Solar panels reduce energy bill.

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

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

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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. 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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