



PETTENGELLS
ESTATE AGENTS

53 Hazelwood Avenue, New Milton, Hampshire, BH25 5LX
Asking Price £475,000

53 Hazelwood Avenue, New Milton, Hampshire,
BH25 5LX

- Extended two double bedroom detached bungalow
- Lovely kitchen/dining/family room
- Separate lounge with log burner
- Shower room with double shower
- Large single garage measuring (5.3m x 3.68m)
- Additional storeroom at the rear of the garage
- South facing lovely rear garden with outbuildings &
- Undercover alfresco dining area
- Large driveway giving parking for multiple vehicles
- Double glazed and gas fired central heating



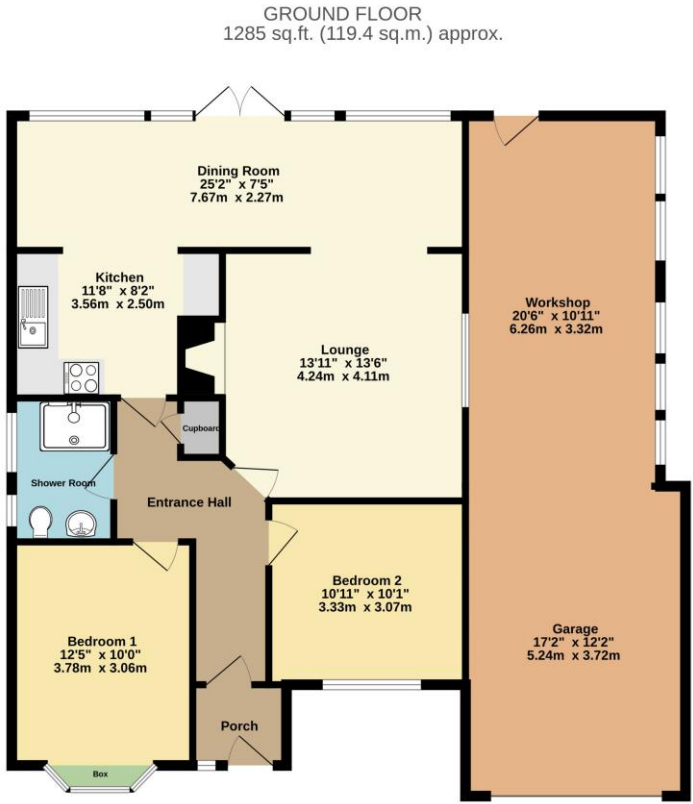


Accommodation: The front door opens into the handy entrance porch in turn leading into the hallway with two double bedrooms at the front and a shower room with window to the side. A door leads into the lovely and well appointed kitchen which in turn leads into the dining area and family room with underfloor heating overlooking the rear garden. This flows into the lounge with wood burner and return door to the hallway.

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

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

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TOTAL FLOOR AREA: 1285 sq.ft. (119.4 sq.m.) approx.

Whilst 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.

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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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