



PETTENGELLS
ESTATE AGENTS

1 Glenavon, New Milton, Hampshire, BH25 6TU
Asking Price £550,000

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- Fabulous detached bungalow
- Beautiful garden
- Convenient Location
- Well appointed kitchen
- Fantastic living/dining room
- Modern bathroom
- Two large bedrooms
- Detached double garage
- Viewing recommended
- Vendor suited





APPEALING AND WELL PRESENTED AND SPACIOUS TWO BEDROOM DETACHED BUNGALOW WITH LOVELY PRIVATE GARDEN AND A DOUBLE GARAGE. VENDOR SUITED.

Accommodation: There is an impressive and welcoming entrance hallway which leads into the wonderful living/dining room with twin bi-fold doors to the garden. The open plan design continues into the very well appointed kitchen with various integrated appliances and breakfast bar. There are two large bedrooms each with fitted wardrobes. The main bedroom opens out to a lovely decked area ideal perhaps for a morning coffee! There is a well appointed bathroom with separate shower. This originally was a three bedroom bungalow which the current owners have reconfigured and it would be possible to make back to a three bedroom property without extending if a future owner wished to do so.

Outside: The bungalow sits on a lovely secluded plot which we understand is one of the biggest in the road and in fact this was the original show home. To the front there is an area of lawned garden and there is an extensive double width driveway giving off road parking and leading to the impressive detached double garage measuring 5.57m x 5.57m with electric door to front, utility area and a door to the superb rear garden. This has attractive lawned, paved and decked areas as well as shrub borders and a summer house.

EPC: D, Council tax band: E, 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
1039 sq.ft. (96.5 sq.m.) approx.



TOTAL FLOOR AREA: 1039 sq.ft. (96.5 sq.m.) approx.
Whilst every attempt has been made to ensure the accuracy of the floorplan contained herein, 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. 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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