



PETTENGELLS
ESTATE AGENTS

21 Durland Close, New Milton, Hampshire, BH25 6NJ
Asking Price £540,000

21 Durland Close, New Milton, Hampshire, BH25 6NJ

- Detached bungalow in good location
- Superb garden
- Garden lodge/potential home office
- Two bedrooms with fitted wardrobes
- Living/dining room
- Kitchen
- Bathroom with shower
- Chain free sale
- Conveniently close to town
- Driveway and Garage





IMPRESSIVE BUNGALOW SITUATED IN A QUIET TUCKED AWAY LOCATION, ALBEIT CONVENIENTLY LOCATED CLOSE TO NEW MILTON TOWN CENTRE, LOVELY GARDEN WITH GARDEN LODGE, OFFERED CHAIN FREE.

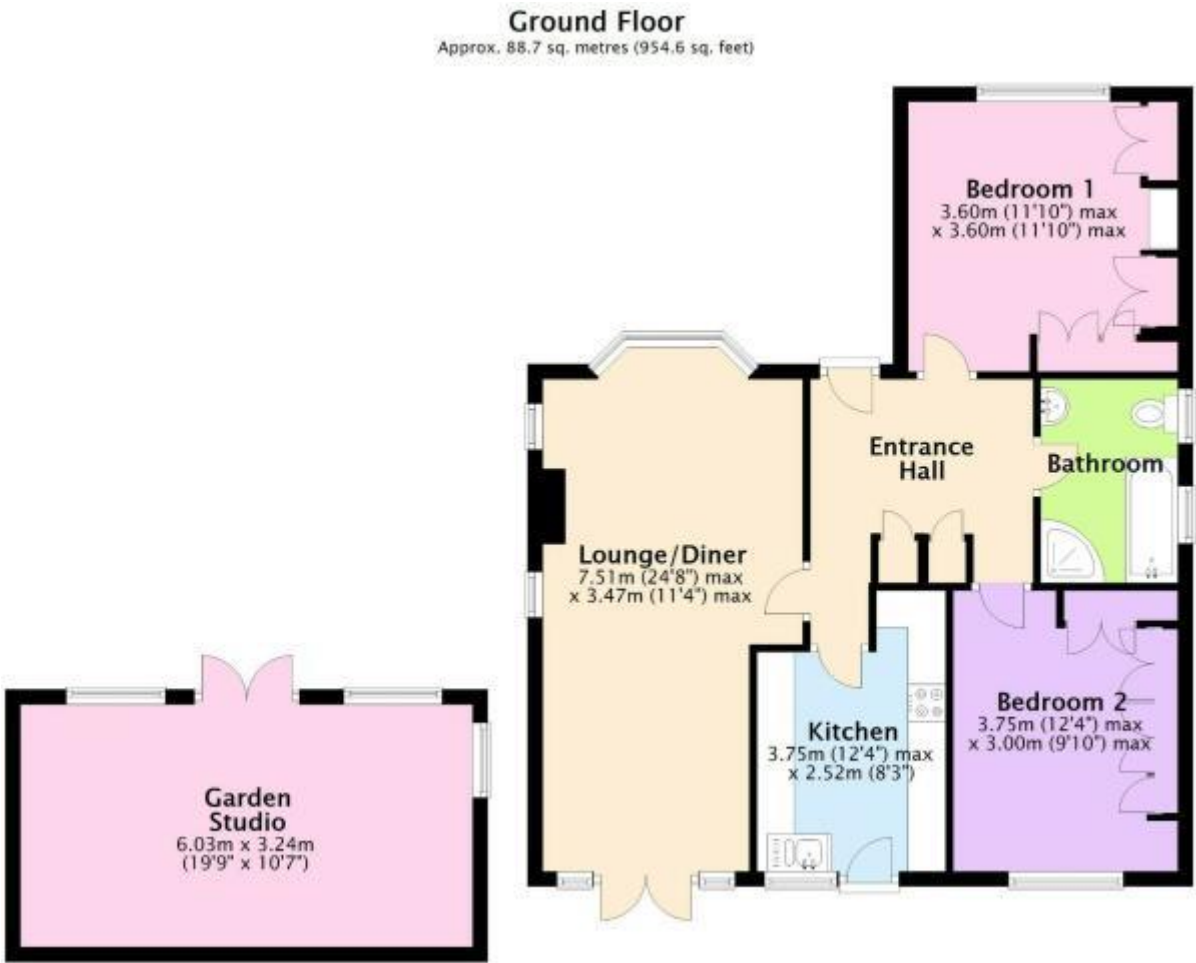
Accommodation: The entrance hall leads into a lovely living/dining room which is double aspect and overlooks the front and rear gardens. The kitchen also overlooks the rear garden. There are two double bedrooms each with fitted wardrobes and there is a bathroom which also has a separate shower cubicle.

Outside: The bungalow sits on an impressive plot which widens considerably at the rear. There is a small area of front garden adjoining which a paved drive gives off road parking and leads to the detached single garage 5.3m x 2.48m. The rear garden is a great feature of the bungalow with good sized lawned area, extensive paved patio, various shrubs, two sheds, a greenhouse and a very impressive garden lodge/potential home office.

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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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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