



PETTENGELLS
ESTATE AGENTS

Tandy Green, 3 Lyon Avenue, New Milton, Hampshire, BH25 6AP
Offers Over £750,000

Tandy Green, 3 Lyon Avenue, New Milton,
Hampshire, BH25 6AP

- Four bedrooms
- Three reception rooms
- Bathrooms & shower room on first floor
- Ground floor cloakroom
- Double length garage 9.8m x 2.8m
- Gas fired central heating
- Original parquet flooring through 2 of the reception rooms
- New boiler fitted in August 2023
- Walking distance of New Milton High Street
- Vacant possession





A FOUR BEDROOM, THREE RECEPTION ROOM DETACHED FAMILY HOME, SITUATED IN ONE OF NEW MILTON'S PREMIER ROADS, WITHIN WALKING DISTANCE OF NEW MILTON HIGH STREET. Accommodation: Covered entrance porch leads into an entrance hallway with door leading to the living room. There is an open log fire and stairs to first floor, sliding doors into the triple aspect second reception room and from this room there are sliding patio doors opening to the rear garden. From the main living room there are double doors leading into the dining room which is a double aspect room and in turn has a door leading to the fitted kitchen with space for cooker, dishwasher, washing machine and upright fridge freezer. There is a door to the tandem garage from the kitchen which measures 9.8m in length with electric up and over door, personal door to the rear garden and a ground floor cloakroom. On the first floor there is a good size landing opening to the four bedrooms (three doubles and one single). There is a family bathroom and shower room.

Outside: To the front of the property there is an area of garden with flower and shrub borders accessed by a five bar gate, the driveway leads to the attached tandem garage measuring 9.8m x 2.8x with electric up and over door. The rear garden is a good size and offers a good degree of privacy with mature hedging and a summerhouse.

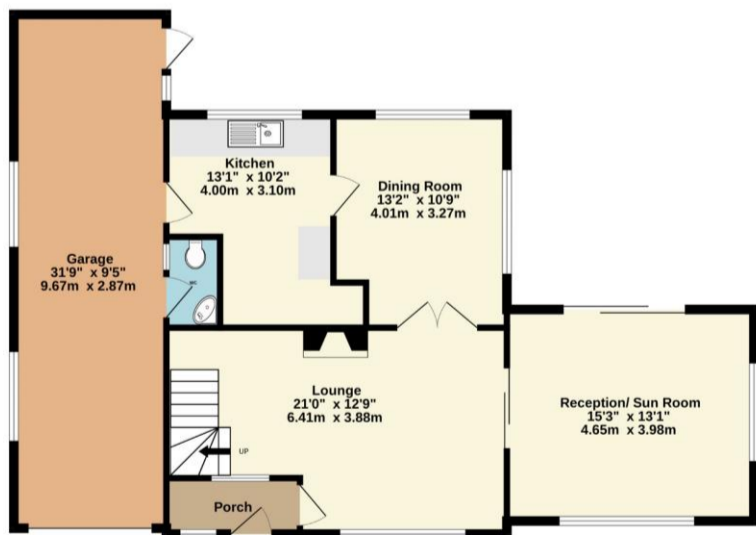
Design: This house is characterised by having large windows and many of the rooms are double aspect. It was designed by the current owners with an emphasis on light and airy accommodation. Viewing is highly recommended to appreciate this lovely home in this superb road.

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

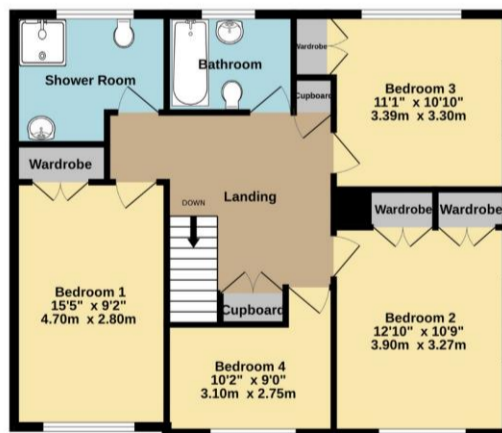
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21 Old Milton Road, Hampshire, BH25 6DQ | 01425 629100 | newmilton@pettengells.co.uk | www.pettengells.co.uk

GROUND FLOOR
1036 sq.ft. (96.2 sq.m.) approx.



1ST FLOOR
780 sq.ft. (72.4 sq.m.) approx.



TOTAL FLOOR AREA: 1815 sq.ft. (168.6 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. 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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