



**PETTENGELLS**  
ESTATE AGENTS

33 Golden Crescent, Everton, Hampshire, SO41 0LN  
Asking Price £565,000

33 Golden Crescent, Everton, Hampshire, SO41 0LN

- Chalet style property, tastefully refurbished
- Flexible accommodation
- Four bedrooms
- Splendid kitchen/dining/family room
- Two bath/shower rooms
- Drive & garage
- Gardens
- Village location
- Chain free sale
- Well appointed kitchen





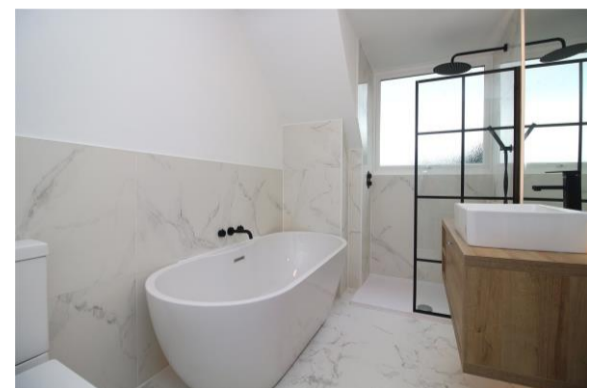
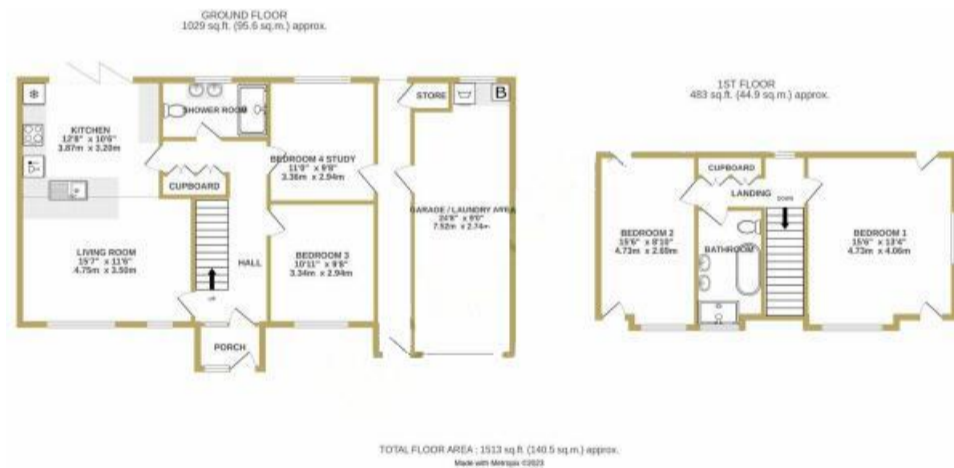
**SUPERB REFURBISHED HOME IN GREAT LOCATION, SPACIOUS AND FLEXIBLE ACCOMMODATION, WELL APPOINTED KITCHEN AND TWO BATHROOMS.**  
 Accommodation: Being a 'chalet style' property there is great flexibility regarding number of bedrooms, i.e there are currently two potential bedrooms on the ground floor. Either of these bedrooms could equally be reception rooms. There is a splendid large and well appointed kitchen/dining/family room and the kitchen has extensive integrated appliances. There is a lovely ground floor shower room, and upstairs two large bedrooms and a bathroom, which also has a further shower.

Outside: There are areas of lawned front garden, adjoining which the drive gives off parking and leads to the single garage measuring 24' x 9'. The rear garden comprises mainly lawned and paved areas.

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

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



**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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