



PETTENGELLS
ESTATE AGENTS

62 Ferndale Road, New Milton, Hampshire, BH25 5EY
Asking Price £540,000

62 Ferndale Road, New Milton, Hampshire, BH25 5EY

- Beautifully presented house
- Living/dining room
- Four-bedroom detached house
- Ensuite shower room to master bedroom
- Main family bathroom
- Kitchen/dining/family room
- Integral garage
- Downstairs wc
- Gas-fired central heating and double glazed
- Non estate location





AN IMMACULATE FOUR BEDROOM DETACHED FAMILY HOUSE IN A NON ESTATE LOCATION CLOSE TO AMENITIES.

Accommodation: Front door opens into the spacious and tiled entrance hallway with downstairs WC and understairs storage cupboard. The impressive dual aspect living/dining room has a pleasant outlook to the front with feature fireplace. There is a superb dining/family room at the rear which is open plan into the well appointed and modern kitchen. From the family room is a door leading to the integral garage. On the first floor there are four bedrooms with the master bedroom having an ensuite shower room and a main family bathroom to compliment.

Outside: The front garden offers lots of off-road parking for multiple vehicles and has mature shrub and flower borders. The rear garden has patio and lawned areas with mature shrub and flower borders.

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



TOTAL FLOOR AREA: 1324 sq.ft. (123.0 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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