



PETTENGELLS
ESTATE AGENTS

4 Deer Park Close, New Milton, Hampshire, BH25 5GU

Asking Price £435,000

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- Impressive house in Cul De Sac
- Driveway for off road parking
- South facing garden to rear
- Superb kitchen
- Living room
- Dining/family room
- Three bedrooms
- Shower room
- Viewing recommended
- Solar panels reduce energy bill





SUPERBLY PRESENTED THREE BEDROOM TWO RECEPTION ROOM SEMI DETACHED HOUSE WITH PARTICULARLY IMPRESSIVE KITCHEN, VIEWING RECOMMENDED. THIS HOUSE ENJOYS A LOVELY LOCATION IN A CUL-DE-SAC.

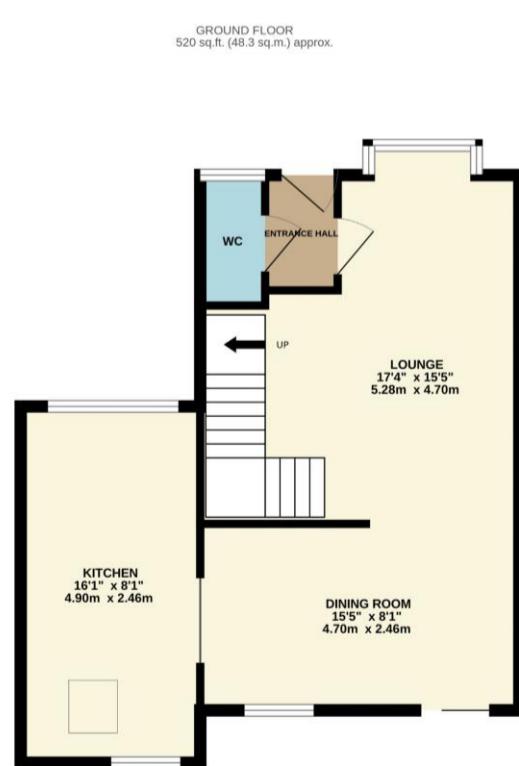
Accommodation: There is an entrance hall with downstairs cloakroom, then a lovely bright and spacious living/dining room which overlooks the rear garden. There is then a well appointed double aspect kitchen with feature vaulted ceiling. (This is in fact the original garage converted). Upstairs the first floor landing leads to the three bedrooms, two doubles and a single, and there is a shower room.

Outside: The driveway gives off road parking. The rear garden has a pleasant aspect and has been laid out for 'ease of maintenance', i.e. without a traditional lawn. There is an impressive garden lodge which has been used as a home office, has recently been used as a home office.

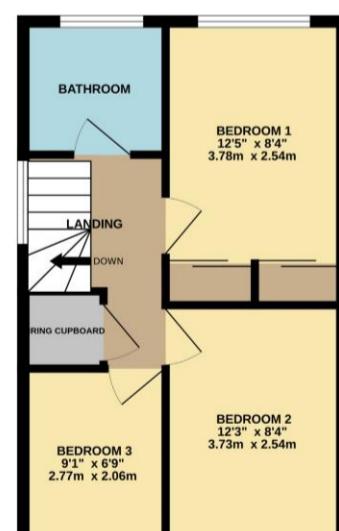
Council tax band: D, Tenure: Freehold

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

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1ST FLOOR
392 sq.ft. (36.4 sq.m.) approx.



TOTAL FLOOR AREA: 912 sq.ft. (84.7 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. These plans are for general guidance only and should not be used as such by any prospective purchasers. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
Made with Metropix 52020

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. 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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