



PETTENGELLS
ESTATE AGENTS

43 Kennard Road, New Milton, Hampshire, BH25 5JT
Asking Price £595,000

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- An immaculate and extended three bedroom detached bungalow
- Lots of off road parking (space for motorhome or boat)
- Kitchen with built in appliances
- Separate dining room with wood burner
- Bathroom with separate shower cubical
- Double glazed
- Gas fired central heating
- Detached garage with power plus further outbuildings
- Approximately west facing manicured rear garden
- Convenient location close to New Milton train station





AN IMMACULATE THREE BEDROOM, TWO RECEPTION ROOM DETACHED BUNGALOW WITH STUNNING FRONT AND REAR GARDENS, SITUATED IN A VERY CONVENIENT LOCATION.

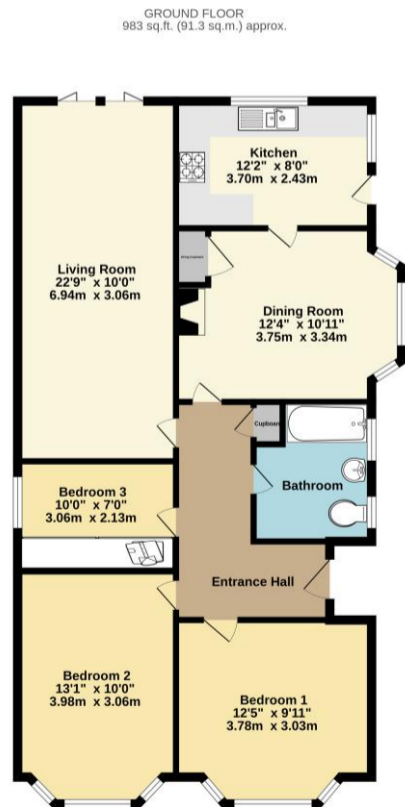
Accommodation: The front door opens into the spacious hallway with door to the master bedroom with pleasant bay window overlooking the front. Bedroom two also has a lovely bay window and similarly has pleasant view to the front. Bedroom three has an extensive range of fitted wardrobes and is currently being used as a office and dressing room. The bathroom opposite has built in storage units with a bath and separate shower cubicle and window to the side. The impressive 22' living room has feature fire surround with built in fire and has doors opening onto the rear garden. The separate dining room has a lovely bay window with wood burner and has door leading into the well laid out and fully fitted kitchen which comprises double oven and extractor, dishwasher washing machine and fridge and freezer with window overlooking the rear garden and door to the side.

Outside: The landscaped front garden has mature flower and shrub flower beds and borders with a shingle driveway to the front and side. The wide plot has parking to the side with space for boat or caravan and leads to the detached garage measuring over 18' x 8'9" wide, and has power. The rear garden is approximately west facing and is a suntrap, has a large patio area surrounded by established flower and shrub borders with a garden shed hidden behind the garage.

EPC: D, Council tax band: D, Tenure: Freehold

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TOTAL FLOOR AREA: 983 sq.ft. (91.3 sq.m.) approx.
While 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.
Made with Letroplan (2009)



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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