

PETTENGELLS
ESTATE AGENTS

5 Waverley Road, New Milton, Hampshire, BH25 6PQ
**Asking Price £585,000**

## 5 Waverley Road, New Milton, Hampshire, BH25 6PQ

- Spacious character bungalow
- Quiet location but near to town centre
- Three double bedrooms
- Bedroom four/reception room
- Bathroom and ensuite
- Wonderful private garden
- Well appointed kitchen
- Living room overlooking garden
- Dining room and conservatory
- Driveway and garage













WE ARE DELIGHTED TO OFFER THIS SUPERB CHARACTER DETACHED BUNGALOW, SITUATED IN A CONVENIENT AND DESIRABLE CUL-DE-SAC LOCATION, CLOSE TO NEW MILTON TOWN CENTRE, DELIGHTFUL PRIVATE GARDEN AND VIEWING RECOMMENDED. FLEXIBLE ACCOMMODATION WHICH CURRENTLY GIVES FOUR RECEPTION ROOMS AND THREE BEDROOMS, HOWEVER COULD BE FOUR BEDROOMS AND THREE RECEPTION ROOMS.

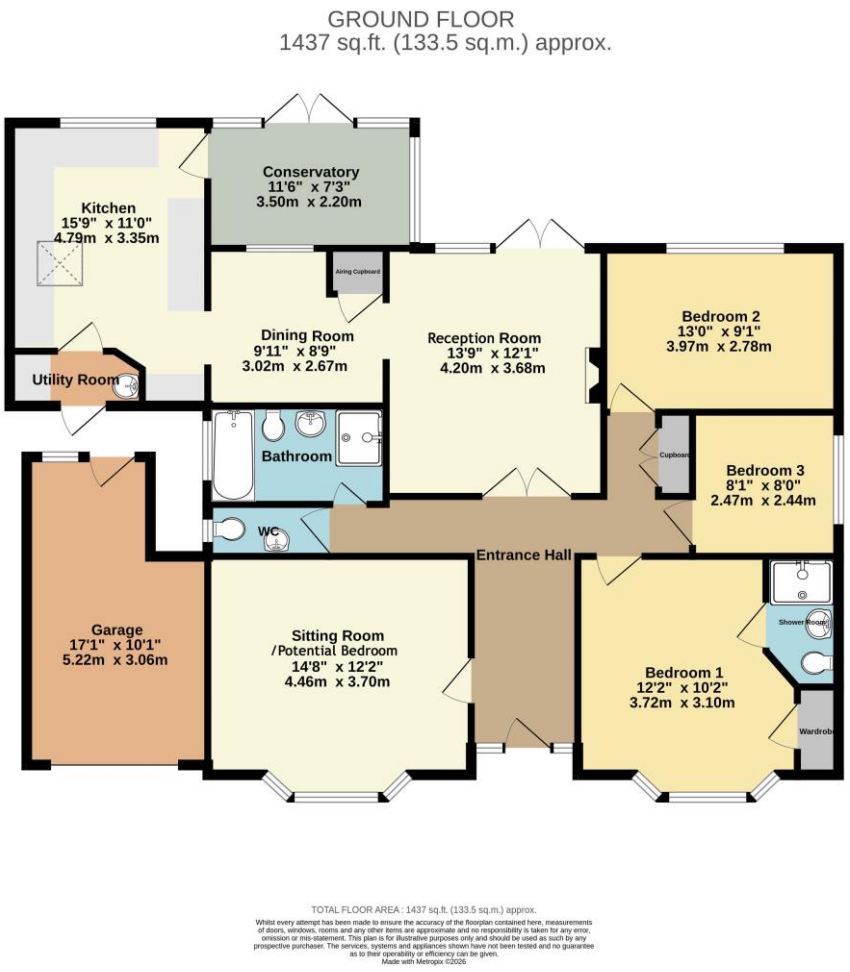
Accommodation: There is a feature arched outside porch, front door then leads to the entrance hall, this has further feature archways which are part of the character and period features of this bungalow. Double doors from the hall open into a lovely reception room, currently used as a second lounge overlooking the rear garden. This then leads into a dining room and then in turn the superb well-appointed kitchen which has quality work surfaces and various integrated appliances. This overlooks the rear garden and also opens to the conservatory which does have a radiator. A stable door from the kitchen also leads to the utility room with feature Butler style sink and there is a back door leading to the rear of the garage. At the front of the bungalow is a further reception room which could be a fourth bedroom. There are three double bedrooms and bedroom one has an ensuite shower room. There is a family bathroom with bath and shower, and adjoining this a cloakroom/WC.

Outside: There is an area of front garden with mainly shrubs. The drive gives off road parking and leads to the attached garage with power, 5.3m x 3m maximum although it does narrow towards the rear. The back garden is a delightful feature of the property. This is a particularly wide plot with wonderful secluded lawned area, a great variety of shrubs, a summer house (with power), greenhouse, there are two sheds and some lovely trees including fruit trees.

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

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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. 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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