

PETTENGELLS
ESTATE AGENTS

10 Crossmead Avenue, New Milton, Hampshire, BH25 6NF

**Asking Price £725,000**

## 10 Crossmead Avenue, New Milton, Hampshire, BH25 6NF

- Superb & spacious three bedroom chalet style bungalow
- Ground floor bedroom with ensuite shower room
- Two first floor bedrooms both with ensuite and fitted wardrobes
- Stunning triple aspect living room
- Large dining room and conservatory
- Well laid out kitchen/breakfast room
- Utility room and separate WC
- Integral large single garage with electric roller door
- Chain free sale (subject to probate)
- Select location, quiet but central













A FABULOUS THREE DOUBLE BEDROOM, THREE BATH/SHOWER ROOM DETACHED CHALET STYLE RESIDENCE. VERY DESIRABLE ROAD IN NEW MILTON, CLOSE TO TOWN CENTRE.

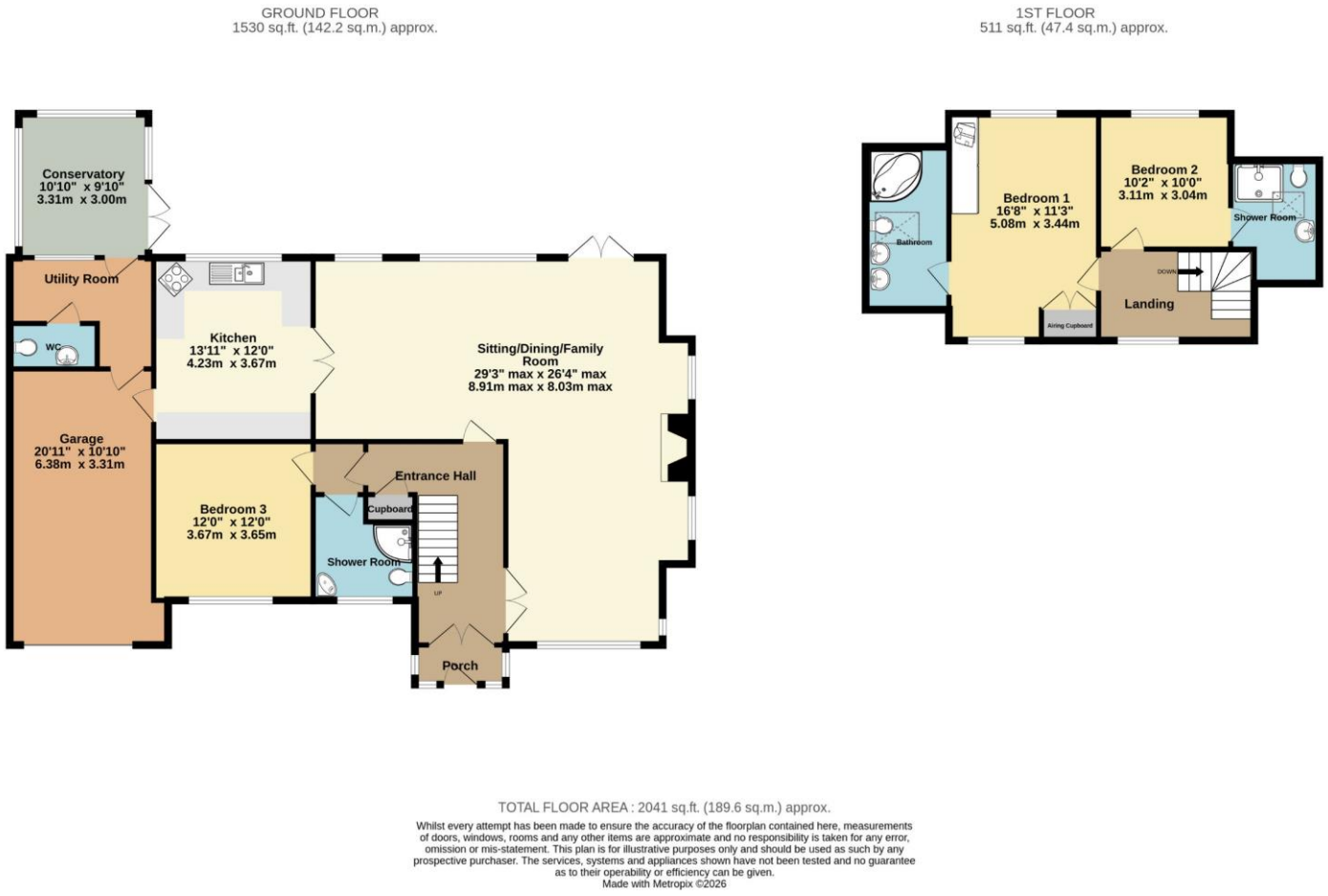
Accommodation: Double doors open into the entrance porch, leading into the spacious hallway with door to the triple aspect living room with feature brick built fire surround and gas fire. French doors opening to the rear garden, this then flows to the sizable dining area with double doors leading to the kitchen breakfast room. The kitchen has a built in electric hob, double oven and extractor with room for breakfast table. The utilty room leads to the cloakroom/WC, plus the integral garage and further door to the conservatory. On the first floor you have the master bedroom with a comprehensive range of fitted wardrobes and door to the ensuite bathroom. Bedroom two similarly has a range of fitted wardrobes and an ensuite shower room.

Outside: The front brick paviour drive offers off road parking for multiple vehicles, leading to the garage with electric roller door. The rear garden is laid to lawn with a large patio area with mature hedge and shrub borders, fishpond and water feature.

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

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

PETTENGELLS
ESTATE AGENTS










**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.**

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

PETTENGELLS
ESTATE AGENTS