



PETTENGELLS
ESTATE AGENTS

10 Crossmead Avenue, New Milton, Hampshire, BH25 6NF
Asking Price £750,000

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



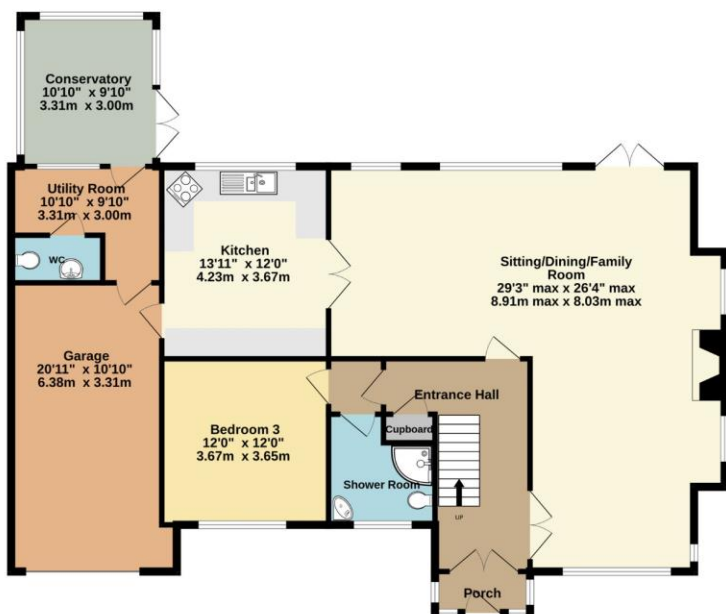


Accommodation: Double doors open into the entrance porch, leading into the spacious hallway with door to the triple aspect living room with feature brick built fire surround and gas fire. French doors opening to the rear garden, this then flows to the sizable dining area with double doors leading to the kitchen breakfast room. The kitchen has a built in electric hob, double oven and extractor with room for breakfast table. The utility 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.

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

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GROUND FLOOR
1530 sq.ft. (142.2 sq.m.) approx.



1ST FLOOR
511 sq.ft. (47.4 sq.m.) approx.



TOTAL FLOOR AREA: 2041 sq.ft. (189.6 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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