



PETTENGELLS
ESTATE AGENTS

55 Kennard Road, New Milton, Hampshire, BH25 5JT
Asking Price £579,950

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- Stunning detached bungalow
- Four bedrooms with
- Two on ground floor, two first floor
- Walking distance to town/station
- Quality Kitchen/dining room
- Beautiful living room overlooking garden
- Driveway for generous off road parking
- Well appointed bathroom & ensuite
- Close to delightful Ballard Water Meadow
- Lovely landscaped garden





A TRULY SPLENDID DETACHED BUNGALOW WHICH HAS BEEN EXTENDED AND TASTEFULLY REFURBISHED. ACCOMMODATION INCLUDES TO FOUR BEDROOMS AND THERE IS A WELL APPOINTED KITCHEN/DINING ROOM OVERLOOKING THE REAR GARDEN.

Accommodation: The impressive entrance hall leads into a wonderful bright living room overlooking the rear garden. Similarly the kitchen/dining room opens out to the rear and is well appointed with feature central island/breakfast bar and various integrated appliances. There are two fabulous ground floor bedrooms, bedroom one with ensuite, bedroom two is currently used as a snug. Bedroom one has ensuite shower room. There is then a main bathroom downstairs. Upstairs there are two further bedrooms. Excellent under eaves storage.

Outside: To the front there is an area of lawned garden with hedge border. The driveway gives off road parking to the front and along the side of the bungalow. The lovely rear garden enjoys a fantastic aspect for afternoon sunshine and comprises lawn, raised borders and porcelain paved patio.

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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