



**Woodland Way,  
New Milton, Hampshire, BH25 5RT**



***IMPRESSIVE BUNGALOW IN EXCELLENT LOCATION!***  
*Available chain free, this spacious detached residence has a double garage plus a large carport and pleasant private gardens. Ensuite compliments the bathroom. Further pictures to follow.*

**Price....£629,000**



- Chain Free Sale
- Three Bedrooms
- Double Garage
- Private Gardens
- Available Quickly
- Large Living/Dining Rm
- Bathroom & Ensuite
- Cul-De-Sac Location

ENTRANCE HALL: Cupboard, radiator, hatch to loft space, airing cupboard.

LIVING/DINING ROOM: Windows to garden, radiators, feature fireplace.

CONSERVATORY: This overlooks the garden and has power points.

KITCHEN/BREAKFAST ROOM: Space for small table, windows and doors to garden, gas boiler, sink unit, space for fridge/freezer. Integrated appliances comprising oven, hob and hood, dishwasher and washing machine. Range of base cupboard and drawer units with work surfaces over and further wall mounted cupboards. Please note in this room there is some damage to the ceiling which was caused by an historical water leak which has been fixed but the kitchen ceiling has not been 'made good' and this will be down to a future buyer to sort out.

BEDROOM ONE: Window to garden, radiator, built in wardrobe. Door to:

SHOWER/WET ROOM ENSUITE: WC, wash hand basin, shower, radiator/heated towel rail, window.

BEDROOM TWO: Window to front, radiator, built in wardrobe.

BEDROOM THREE: Window to side, radiator, built in wardrobe.

BATHROOM: WC, wash hand basin, bath with shower over, bidet, window and heated towel rail.

OUTSIDE: To the front of the bungalow is a newly fitted car port giving covered parking in front of the garage and there is an area of mainly lawned front garden.

DOUBLE GARAGE: Twin up and over doors to front, light and power, pitched roof and a personal door to the courtyard garden.

REAR: The main garden adjoining the bungalow has an approx southerly facing lawned area, there is a good degree of seclusion, there is a small pond, shrub borders, paved patio, a recently erected large shed and adjoining this is a green house. Off the kitchen there is a further courtyard garden.

EPC: D, COUNCIL TAX BAND: F

DIRECTIONS: From our office bear right into Old Milton Road and turn left at the traffic lights into Station Road. Continue over the railway bridge and along Fernhill Lane. Take the fifth turning right into Hollands Wood Drive. Proceed towards the end and take the fifth left into Woodland Way.

IMPORTANT: 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. Potential viewers and purchasers should investigate and/or verify all relevant points and if appropriate, commission experts to report before proceeding.

