



21 Watermans Lane, Dibden Purlieu SO45 4JN

paul jeffreys



21 Watermans Lane, Dibden Purlieu

AN EXTENDED DETACHED BUNGALOW IN GOOD
LOCATION WITHIN SHORT WALK OF DIBDEN PURLIEU
CENTRE

Gas central heating, double glazing, double garage,
refitted bathroom, plastic fascias/soffits/gutters.
NO CHAIN.

ACCOMMODATION

Entrance hall, lounge, kitchen/diner, 3 double bedrooms,
shower room, gardens.

ENTRANCE HALL UPVC part glazed front door, two
radiators.

LOUNGE c.5.47m x 3.47m (17'11" x 11'5"). Radiator,
gas fire, two side aspect windows, sliding doors to rear.

KITCHEN/DINER c.5.30m x 2.99m narrowing to 2.10m
(17'4" x 9'10" narrowing to 9'6"). Kitchen Area: Range of
base units with cupboards and drawers, space for
automatic washing machine, built-in oven, 1.5 bowl sink
unit. Worktop space, gas hob with extractor fan above,
fully tiled walls, range of wall cupboards with one housing
'Vaillant' gas boiler, pull out rack storage unit, space for
fridge/freezer, radiator, side aspect window, painted
wood clad ceiling. Dining Area: Radiator, rear aspect
window, door to side access, sliding doors to rear.

BEDROOM 1 c.3.69m x 3.31m (12'1" x 11'10"). Radiator,
two built in wardrobes, front aspect window.

BEDROOM 2 c.3.69m x 3.67m (12'1" x 12'). Radiator, built
in cupboards, hatch to loft space with pull down ladder,
front aspect window.

BEDROOM 3 c.3.67m x 2.79m (12' x 9'2"). Radiator, airing
cupboard with tank, side aspect window.

SHOWER ROOM WC, wash hand basin in vanity unit,
radiator, corner shower cubicle with electric shower, fully
tiled surround, recessed downlighters, extractor fan,
painted wood clad ceiling, rear aspect window.

OUTSIDE REAR GARDEN: Two patio areas, outside tap,
good sized lawned area, mature shrubbery, flower beds,
access to Double Garage. **FRONT GARDEN:** Shingled
frontage dotted with various shrubs, mature hedge, front
gate, curved brick wall, shared drive to garage at rear.



COUNCIL TAX BAND 'D' - payable 2017/18 - £1,639.05.

EPC RATING 'D'.

GROSS SQUARE MEASUREMENTS 86.2 sq. metres (928.2 sq. feet) approx.

TENURE The agents are advised this property is FREEHOLD.

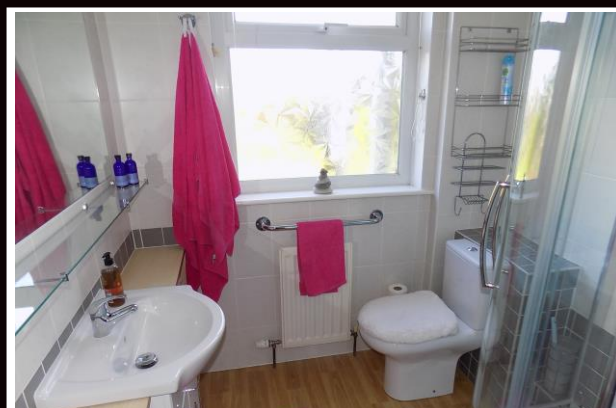
NOTE Paul Jeffreys have not tested any appliance mentioned in these particulars, including central heating and services and cannot confirm that they are in working order. All photographs are for guidance and items within the photographs may not be included in the sale.

DIRECTIONS Leave Hythe via New Road continuing up onto Langdown Lawn. Continue up to the Whitewater Rise roundabout and take 2nd exit towards Dibden Purlieu. Continue for a short way and turn left into Watermans Lane where the property will be found approx. half way up on the left, indicated by our For Sale board.

VIEWING STRICTLY BY APPOINTMENT

OPEN	Weekdays	9.00am – 6.00pm
	Saturday	9.00am – 4.00pm
	Sunday	10.00am – 3.00pm

MJD/HC/10.17





Ground Floor

Approx. 86.2 sq. metres (928.2 sq. feet)



Total area: approx. 86.2 sq. metres (928.2 sq. feet)

IMPORTANT: we would like to inform prospective purchasers that these sales particulars have been prepared as a general guide only. A detailed survey has not been carried out, nor the services, appliances and fittings tested. Room sizes should not be relied upon for furnishing purposes and are approximate. If floor plans are included, they are for guidance only and illustration purposes only and may not be to scale. If there are any important matters likely to affect your decision to buy, please contact us before viewing the property.

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