



4 Harrier Way, Holbury SO45 2EZ

paul jeffreys





A 3 BED SEMI-DETACHED FAMILY HOUSE, WITHIN  
SHORT DRIVE OF NEW FOREST

With driveway & garage

Gas central heating, double glazing, cloakroom,  
en-suite shower

ACCOMMODATION

Entrance hall, lounge, kitchen/diner, cloakroom,  
3 bedrooms, en-suite, bathroom

ENTRANCE HALL Wooden part glazed front door, radiator,  
house alarm.

LOUNGE c.3.68m x 4.23m (13'11" x 12'1"). Electric fire with  
wooden surround & marble effect hearth, radiator, understairs  
cupboard housing meters, front aspect window.

INNER HALL Door to:

CLOAKROOM WC, wash hand basin, extractor fan, radiator.

KITCHEN/DINER c.4.66m x 3.45m narrowing to 2.48m (15'3" x  
11'4" narrowing to 8'2"). Range of base units with cupboards  
and drawers, 'Bosch' automatic washing machine, 'Bosch'  
dishwasher, brand new 'Bosch' fridge/  
Freezer, built in 'Electrolux' cooker & gas hob with extractor fan  
above, worktops, sink unit, tiled splashbacks, 'Ideal' boiler,  
range of wall cupboards, space for dining table, rear patio doors.

SEPARATE WC WC, wash hand basin, radiator and side aspect  
window.

LANDING Radiator, hatch to loft, airing cupboard with  
lagged tank, side aspect window.

BEDROOM 1 c.4.10m narrowing to 2.53m x 2.07m (13'5"  
excl. wardrobe narrowing to 8'3" x 6'9"). Radiator, built in  
cupboard, wardrobe & bedside tables, rear aspect window,  
door to:

EN-SUITE WC, pedestal wash hand basin, corner shower  
cubicle with glass sliding door with 'Mira' shower above,  
extractor fan, radiator.

BEDROOM 2 c.2.97m x 2.63m (9'9" x 8'8"). Built in  
wardrobe, cupboard and bedside tables, radiator, front  
aspect window.

BEDROOM 3 c.2.64m x 2.03m (8'8" x 6'8"). Radiator, rear  
aspect window.

BATHROOM WC, pedestal wash hand basin, panelled bath  
with glass door, rain effect shower head, fully tiled  
surround, extractor fan, front aspect window, radiator.

OUTSIDE

REAR GARDEN: Mostly laid to lawn, mature shrubbery,  
small patio area, timber shed, gate to drive & access to  
garage.

FRONT GARDEN: Driveway with parking for two cars,  
access to garage, small garden area with small hedge  
surround.



COUNCIL TAX BAND 'C' – payable 2017/18 - £1,456.93.

EPC RATING 'C'.

GROSS SQUARE MEASUREMENTS 71.8 sq. metres (772.3 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 and Langdown Lawn, forking left into Fawley Road, continuing to the Hardley roundabout, taking the 3<sup>rd</sup> exit into Lime Kiln Lane and continue round the left hand bend, follow for a short while and take 1<sup>st</sup> left into Harrier Way and the property will be 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/3.18

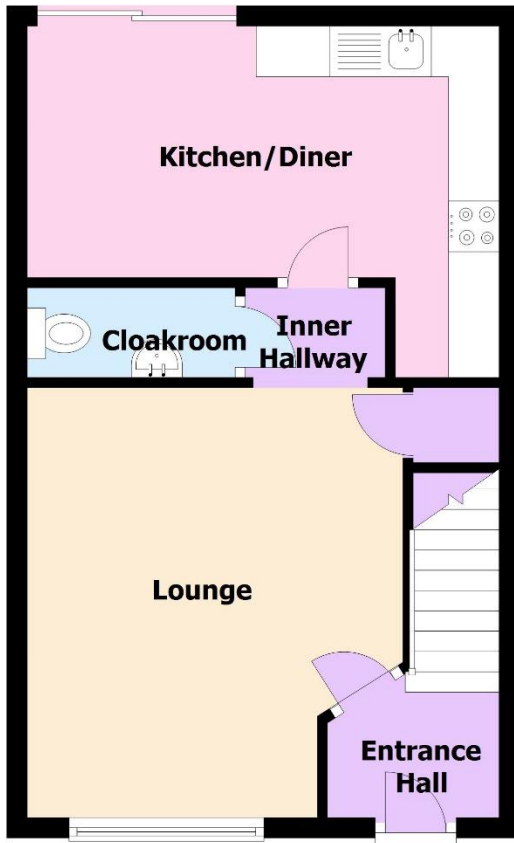






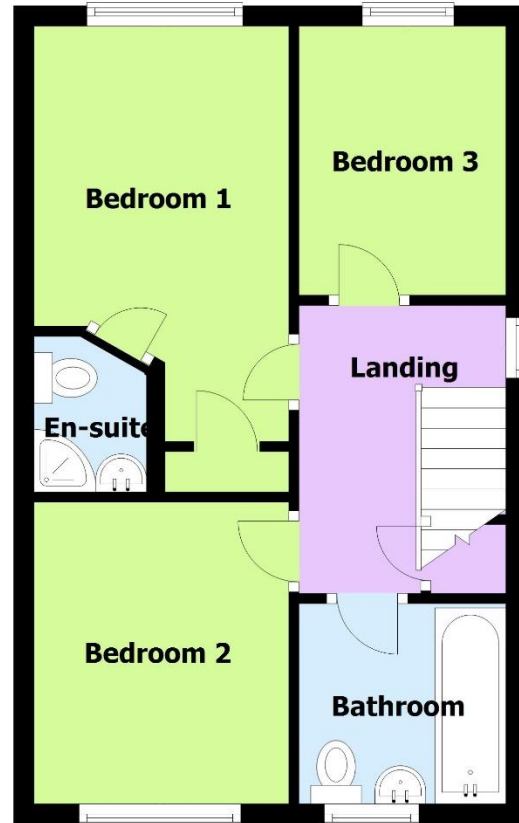
## Ground Floor

Approx. 36.3 sq. metres (390.5 sq. feet)



## First Floor

Approx. 35.5 sq. metres (381.8 sq. feet)



Total area: approx. 71.8 sq. metres (772.3 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.

independent estate agents

**023 8084 8555**

[sales@pauljeffreys.co.uk](mailto:sales@pauljeffreys.co.uk)

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