



37 Hillary Close, Lyndhurst SO43 7DB

paul jeffreys



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A SUBSTANTIALLY EXTENDED FORMER LOCAL AUTHORITY HOUSE, BACKING ONTO THE NEW FOREST

Double glazing, night storage heaters, cavity wall insulation, south facing rear aspect

ACCOMMODATION

Entrance hall, lounge, dining room, kitchen/breakfast room, 3 bedrooms, shower room

ENTRANCE HALL

LOUNGE c.4.70m x 3.16m (15'5" x 10'4"). Night storage heater, tiled fireplace, double aspect windows, telephone point.

DINING ROOM c.2.89m x 2.41m (9'6" x 7'11"). Night storage heater, door to kitchen.

KITCHEN/BREAKFAST ROOM c.5.16m x 4.27m (16'11" x 14'). Part tiled walls, inset single drainer stainless steel sink unit with adjoining worktop, low level cupboards & drawers and space for washing machine, separate plumbing. Cooker space with extractor over, further worktop with low level drawers, range of wall cupboards. Space for fridge/freezer, further worktop with low level cupboards and shelving over. Night storage heater, cupboard beneath staircase, door to garden.

LANDING Night storage heater, access to roof space via loft ladder.

BEDROOM 1 c.4.73m x 3.60m (15'6" x 10'4"). Built in cupboard.

BEDROOM 2 c.4.28m x 2.88m (14' x 9'5"). Airing cupboard with factory lagged hot water cylinder.

BEDROOM 3 c.3.78m x 2.65m (10'5" x 8'8"). Double aspect window, built in cupboard.

SHOWER ROOM Part tiled walls, double shower cubicle with 'Mira Sport' shower, hand basin, low level WC suite, electric chromium towel rail with inset radiator.

OUTSIDE Park for two vehicles (no drop kerb). The garden to the front is laid to lawn with flower and shrub beds. The rear garden is landscaped with paved patio area, area of lawn, flower and shrub beds, two timber garden sheds with electricity connected. Brick built garden store with WC and single drainer stainless steel sink unit.

COUNCIL TAX BAND 'C' – payable 2018/19 - £1,482.65.

EPC 'D'.

TENURE The agents are advised this property is FREEHOLD.



GROSS SQUARE MEASUREMENTS 97.8 sq. metres (1,053.6 sq. feet) approx.

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 From Lyndhurst centre take the road towards Brockenhurst and after leaving the one-way system, Hillary Close will be seen on the left hand side, the property being 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

JRS/HC/08.18





Ground Floor



First Floor



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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023 8084 8555

sales@pauljeffreys.co.uk

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