



Penny Heath, Chapel Lane, Langley SO45 1YX

paul jeffreys



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A DETACHED BUNGALOW

In favoured Chapel Lane location, being a very short walk from open forest

Scope for improvement, ample parking with carport, Gas central heating.
NO CHAIN

ACCOMMODATION

Hall, lounge, kitchen/diner,
3 bedrooms, bathroom, separate WC

HALL UPVC half glazed front door with glazed side panel, radiator, door to:

LOUNGE c.4.43m x 3.65m (14'6" x 12'). Front aspect bow window, double radiator & single radiator, TV & telephone points, electric wall mounted fire, door to:

INNER HALL Airing cupboard with 'Worcester' gas fired combination boiler, hatch to loft space.

KITCHEN/DINER c.6.55m x 2.57m (21'6" x 8'5"). Comprising single drainer stainless steel sink unit with cupboards below, adjoining worktop with space and plumbing for washing machine and space for additional appliance. Range of base units with cupboards and drawers with worktops above and tiled splashbacks, range of wall cupboards, space for fridge/freezer, two side aspect windows, double radiator, half glazed door to carport, door to:

BEDROOM 3/DINING ROOM c.4.73m x 2.44m (15'6 x 8'). Front aspect window, radiator, glazed door and glazed side panel leading to rear garden.

BEDROOM 1 c.3.48m x 2.71m (11'5" x 8'11"). Radiator, rear aspect double glazed window.

BEDROOM 2 c.3.49m x 2.70m (11'5" x 8'10"). Radiator, rear aspect double glazed window.

BATHROOM White suite comprising panelled bath with part tiled surround, pedestal wash hand basin, part tiled walls, radiator, side aspect window.

SEPARATE WC WC, side aspect window.

OUTSIDE

FRONT GARDEN: Hedge to front boundary, lawned area, driveway leading to carport with outside tap. The driveway/carport gives parking for 2/3 cars. There is side pedestrian access to the

REAR GARDEN: Large paved patio, lawned area, mature hedging to all three boundaries. Timber shed. There is potential side access to the front of the property at the opposite side of the bungalow. The rear garden has a south-westerly aspect.



COUNCIL TAX BAND tbc

EPC RATING tbc

GROSS SQUARE MEASUREMENTS 81.3
sq. metres (875 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 Langdown Lawn, forking left before the hospital into Fawley Road. On reaching the roundabout proceed across into Long Lane and pass through Holbury and on reaching the mini roundabout take 2nd exit. Pass through the traffic lights and continue through the centre of Blackfield into Hampton Lane. After approx. ¼ mile turn right into Lea Road and immediately right into Chapel Lane. Take 1st right (still Chapel Lane) and the bungalow will be found on the left hand side.

VIEWING STRICTLY BY APPOINTMENT

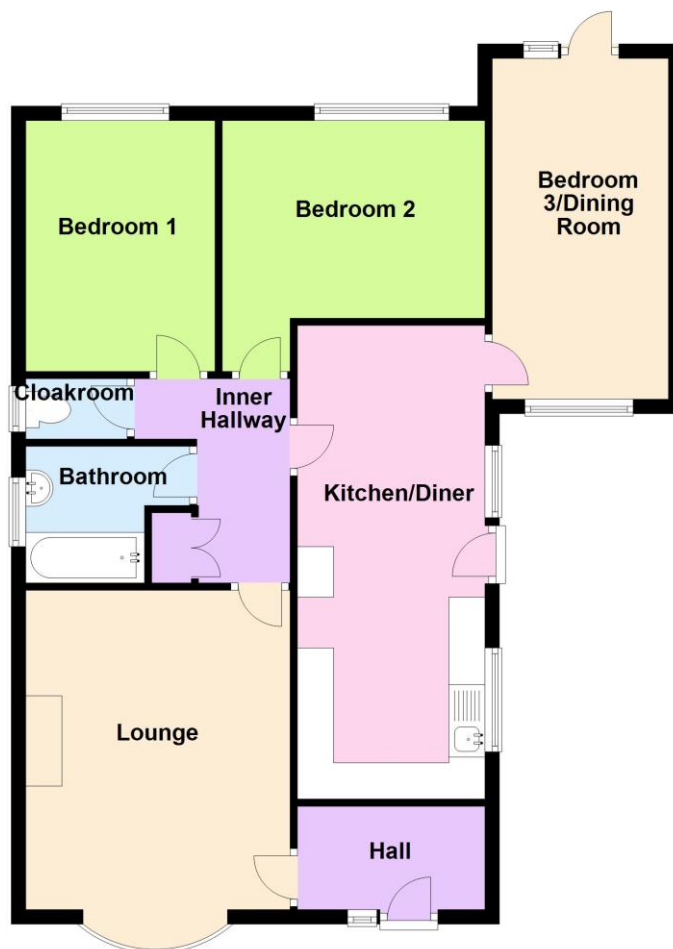
OPEN	Weekdays	9.00am – 6.00pm
	Saturday	9.00am – 4.00pm
	Sunday	10.00am – 3.00pm

PMD/HC/10.18





Ground 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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