



4 Hampton Gardens, Blackfield SO45 1WP

paul jeffreys



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A DETACHED CHALET STYLE BUNGALOW IN QUIET CUL-DE-SAC ON THE EDGE OF THE NEW FOREST NATIONAL PARK, WITHIN WALKING DISTANCE OF BLACKFIELD VILLAGE CENTRE

Gas central heating, double glazing, plastic fascias and soffits, ample parking and garage, good sized rear garden

ACCOMMODATION

Entrance hall, lounge, kitchen/dining room, ground floor bedroom and bathroom, 2 first floor bedrooms

ENTRANCE PORCH Quarry tiled floor and door to:

ENTRANCE HALL Cupboard beneath staircase, cloaks cupboard, thermostat, radiator and telephone point,

LOUNGE c.6.71m x 3.66m narrowing to 2.57m (22' x 12' narrowing to 8'5"). Fireplace with fitted coal effect gas fire, patio doors to garden, 2 radiators and TV point.

KITCHEN/DINING ROOM c.6.10m x 3.02m (20' x 9'11"). Part tiled walls, inset acrylic single drainer sink unit with adjoining corner worktop, low level cupboards and drawers and space for washing machine, separate plumbing. Further worktop with low level cupboards and drawers. Space for free standing cooker and fridge/freezer. Range of wall cupboards, radiators and door to garden.

BATHROOM Fully tiled walls. Refitted with panelled bath having 'Triton T80' electric shower over, vanitory hand basin with cupboard beneath and vanity shelf to one side. Low level W/C suite with concealed cistern. Shaver/light fitting, radiator and extractor fan.

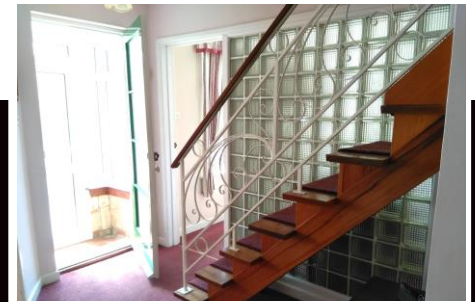
BEDROOM 1 c.3.66m x 3.66m (12' x 12'). Two built-in wardrobe cupboards either side of bed recess with bedside cabinets and eye level storage boxes over. Radiator.

FIRST FLOOR

BEDROOM 2 c.4.17m x 3.20m (13'8" x 10'6"). Hand basin, radiator and eaves storage cupboard.

BEDROOM 3 c.3.66m x 3.63m (12' x 11'11" maximum measurements). Eaves storage cupboard, radiator and cupboard housing 'Worcester' gas combination boiler for central heating and hot water system.

OUTSIDE South facing, block pavier driveway and additional parking area allows parking for 4 plus vehicles and gives access to DETACHED BRICK GARAGE: With up and over door and electricity connected. The FRONT GARDEN: is mainly block paved interspersed with well stocked flower and shrub beds with pedestrian side access leading to the REAR GARDEN: Which has been attractively landscaped with large paved patio area, area of lawn, well stocked flower and shrub beds. Timber garden shed, summer house and outside tap. The rear garden has a depth of 50' or thereabouts.



COUNCIL TAX BAND 'D' – Payable 2019/20 - £1,800.53.

EPC RATING 'D'

GROSS SQUARE MEASUREMENTS 97.6 sq. metres (1050.2 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 and Langdown Lawn forking left into Fawley Road, just before Hythe Hospital. At the roundabout proceed through Holbury to the next roundabout taking the second exit and pass through Blackfield village centre turning right into Hampton Close with Hampton Gardens being 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

JRS/TW/5.19

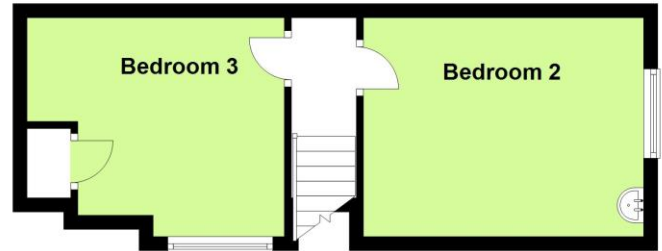




Ground Floor



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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