



31 Sycamore Drive, Holbury SO45 2QA

paul jeffreys



AN EXTENDED DETACHED BUNGALOW
IN QUIET LOCATION

Gas central heating, double glazing, plastic fascias, ample parking & garage, good sized garden. NO CHAIN.

ACCOMMODATION

Entrance hall, lounge/dining room, kitchen,
4 bedrooms, cloakroom, bathroom

ENTRANCE HALL Radiator, glazed door to inner hall,
open access to:

LOUNGE/DINING ROOM c.5.96m x 3.73m (19'7" x 12'3"
max. measurements). Period style fire surround with
fitted coal effect gas fire, three radiators, TV point.

KITCHEN c.4.68m x 2.92m (15'4" x 9'7"). Part tiled
walls, single drainer stainless steel 1.5 bowl sink unit with
adjoining worktops, low level cupboards & drawers and
built in 4-burner gas hob. Base unit housing double oven,
further worktop with low level cupboards, wall cupboards
over, fridge/freezer to one side, space for washing
machine with space over for tumble dryer, further base
unit housing microwave oven with cupboards above and
below, tiled floor, door to garden.

INNER HALL Airing cupboard with lagged hot water
cylinder, cloaks cupboard.

CLOAKROOM Low level WC, vanity hand basin with
cupboard beneath, radiator.

BEDROOM 1 c.3.20m x 3.01m (10'6" x 9'11"). Radiator.

BEDROOM 2 c.2.86m x 2.74m (9'5" x 9'). Radiator.

BEDROOM 3 c.3.09m x 2.73m (10'2" x 9'). Radiator.

BEDROOM 4 c.2.94m x 2.06m (9'8" x 6'9"). Radiator.

BATHROOM Fully tiled walls, panelled bath with mixer taps
and shower fitment, 'Gainsborough' shower over, vanity
hand basin with cupboard beneath, low level WC suite,
radiator, tiled floor, extractor fan.

OUTSIDE Long tarmac driveway leads to DETACHED
GARAGE, additional parking for caravan/motorhome to the
front of the bungalow. There is an area of side garden,
which is mainly paved with area of lawn and shrubs with
pedestrian side access leading to the good sized rear
garden, that is primarily laid to lawn with shrubs and
bushes. Two garden sheds, timber summerhouse, outside
tap.



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

EPC RATING 'D'.

GROSS SQUARE MEASUREMENTS 129.1 sq. metres (1,390 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

VIEWING STRICTLY BY APPOINTMENT

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

JRS/HC/08.19





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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