



79 Highlands Way, Dibden Purlieu SO45 4HY

£325,000

paul jeffreys



AN EXTENDED SEMI DETACHED HOUSE

Offering 5 bedrooms, 3 reception rooms, with scope for further improvement, NO CHAIN.

ACCOMMODATION

Lobby, entrance hall, cloakroom, lounge, dining room, study, kitchen, 5 bedrooms, refitted bathroom.

ENTRANCE LOBBY UPVC front door with glazed side panel, 2 side aspect windows and doorway to:

HALL Staircase and two radiators.

CLOAKROOM White suite comprising close coupled WC, wash hand basin and extractor fan.

LOUNGE c.4.57m x 3.60m (15' x 11'10"). Front aspect bow window, electric fire with marble effect surround, double radiator and archway to:

DINING ROOM c.3.48m x 2.74m (11'5" x 9'6"). Double radiator and sliding patio door to rear garden.

KITCHEN c.3.50m x 2.30m (11'6" x 7'7"). Comprising acrylic single drainer 1.5 bowl sink unit with cupboards below and space and plumbing for automatic washing machine. Range of base units with cupboards and drawers with worktops above and tiled splashbacks. Range of wall cupboards. 'Whirlpool' gas hob with

extractor hood over, 'Smeg' stainless steel electric oven with 'Neff' microwave above. Space for fridge/freezer, breakfast bar, tiled floor, door to hall and doorway to:

STUDY c.2.95m x 2.81m (9'8" x 9'3"). Radiator, wood laminate flooring, glazed double doors to rear garden and door to garage.

LANDING Hatch to loft space, airing cupboard with lagged tank and immersion.

BEDROOM 1 c.4.48m x 2.66m (14'8" x 8'9"). Radiator and front aspect window.

BEDROOM 2 c.3.38m x 2.99m (11'1" x 9'10"). Radiator, and rear aspect window.

BEDROOM 3 c.3.23m x 2.98m (10'7" excluding wardrobe x 9'9"). Built-in double wardrobe, TV point, radiator and front aspect window.

BEDROOM 4 c.3.23m x 2.98m (10'7" excluding wardrobe x 9'9"). Built-in double wardrobe, radiator, TV point and rear aspect window.

BEDROOM 5 c.3.21m x 2.85m (10'6" x 9'4" max measurements as room is 'L' shaped). Radiator and front aspect window.



BATHROOM Modern white suite comprising panelled bath with part tiled surround with mixer tap shower attachment. Wash hand basin with cupboards below, WC, tiled shelf, further built-in storage cupboards, fully tiled shower cubicle with curtain, chrome heated towel rail and two rear aspect windows.



OUTSIDE

FRONT GARDEN: Laid to lawn with flower and shrub beds, drive with parking for one car leading to GARAGE c 5.23m x 2.81m (17'2" x 9'3"). With power and light and 'Glow-worm' gas fired boiler. Door to study. Side pedestrian access via wooden gate to **REAR GARDEN:** With outside tap, paved patio, lawned area, flower and shrub beds and mature apple tree.

COUNCIL TAX BAND 'C' – Payable 2019/20 - £1,518.59

EPC RATING 'D'

GROSS SQUARE MEASUREMENTS 131.9 sq. metres (1,419.3 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 continue up on to Langdown Lawn. After passing the Fairview Parade of shops on the right hand side, take the next turning left into Highlands Way. Continue to the 'T' turning left, still Highlands Way and follow this road down the hill and the property will be located along on the left hand side, opposite Valleydene.

VIEWING STRICTLY BY APPOINTMENT

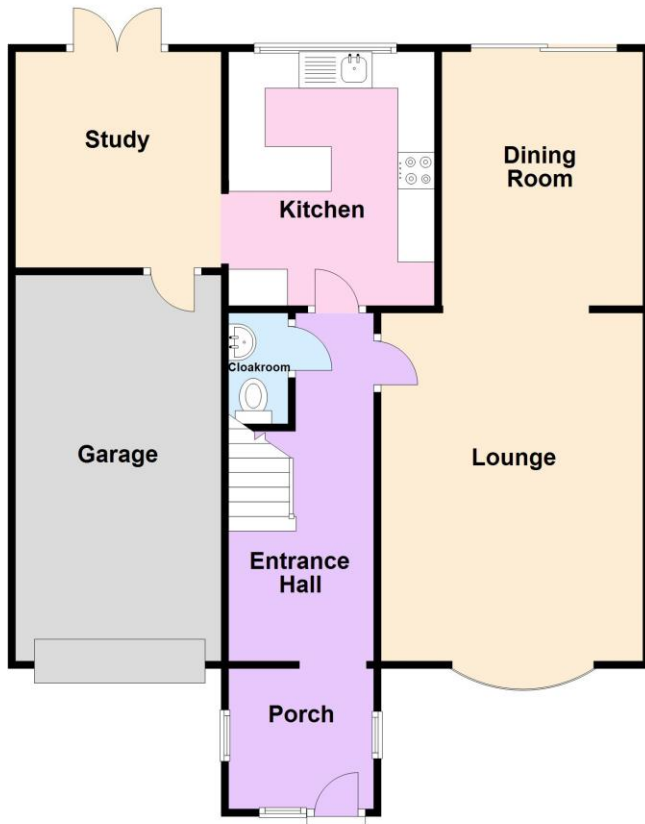
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| OPEN | Weekdays | 9.00am – 6.00pm |
| | Saturday | 9.00am – 4.00pm |
| | Sunday | 10.00am – 3.00pm |

PMD/TW/10.19

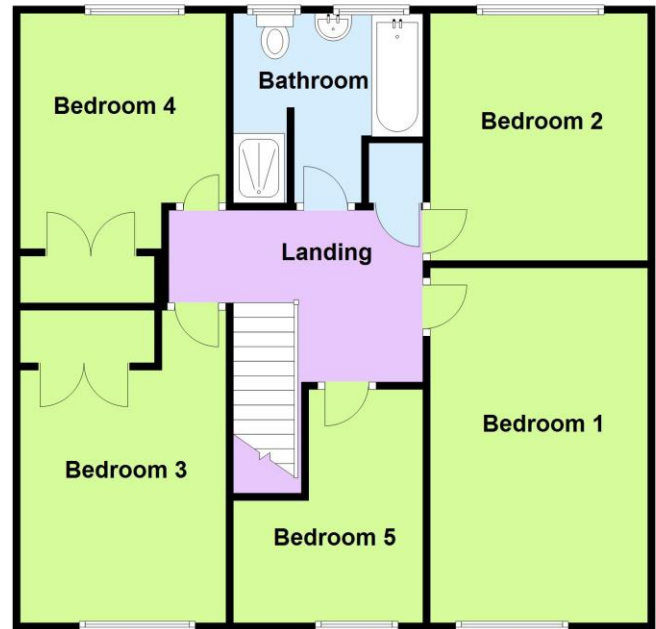




Ground Floor



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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