



46 Kings Ride
Langley

paul jeffreys

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Langley | SO45 1ZN

Southampton – 14 miles, Lymington – 8 miles, M27 – 15 miles, Hythe Village – 4 miles.
(distances are approximate)

A substantial detached family house with double detached garage, 3 reception rooms & conservatory
£455,000

Gas central heating, UPVC double glazed windows & doors, attractive well maintained gardens, ample parking and double garage.

ACCOMMODATION

Entrance lobby, hall, cloakroom, lounge, dining room, study, kitchen, utility room, conservatory, 4 bedrooms, en-suite bathroom, family bathroom

ENTRANCE LOBBY Part glazed front door, side aspect window (both not double glazed and part glazed UPVC double glazed door to:

ENTRANCE HALL Stairs with cupboard below and radiator.

CLOAKROOM White suite comprising wash hand basin with tiled splash backs, WC, radiator, extractor fan and front aspect circular window.

LOUNGE c.6.25m x 3.91m (). Front aspect walk-in bay window, glazed double doors and glazed side panels (not double glazed) leading to conservatory. Thermostat control, TV point, three double radiator and glazed double doors to:

DINING ROOM c.2.90m x 2.82m (9'6" x 9'3"). Radiator, rear aspect window and door to:

KITCHEN c.3.03m x 2.12m (9'11" x 7'). Comprising inset single drainer sink unit with cupboards below, range of base units with cupboards and drawers with worktops above and tiled splash backs. Range of wall cupboards, space for fridge below worktop, under worktop floor mounted 'Ideal

Mexico' gas fired boiler, double radiator, rear aspect window and arch to:

UTILITY ROOM c.3.22m x 0.86m (10'7" x 2'10"). Butler sink, worktop with space below for tumble dryer and plumbing for automatic washing machine and plumbing for dishwasher. Range of Wall cupboards, small side aspect window and half glazed door leading to rear garden.

STUDY c.3.07m x 2.40m (10'1" x 7'10"). Radiator and front aspect window.

CONSERVATORY c.3.80m x 2.36m (12'6" x 7'9"). Of UPVC double glazed construction, with tiled floor and door leading to rear garden.

LANDING Hatch to loft and airing cupboard with lagged tank.

BEDROOM 1 c.4.41m x 3.13m (14'6" x 10'3" including wardrobes). Range of built-in wardrobes, cupboards and drawers and dresser unit. Radiator, front aspect window and door to:

EN-SUITE Comprising panelled bath with 'Triton' shower over, W/C, pedestal wash hand basin, fully tiled walls and rear aspect window.



BEDROOM 2 c.3.50m x 3.07m (11'6" x 10'1" excluding door recess). Radiator and front aspect window.

BEDROOM 3 c. 3.76m x 2.68m (12'4" x 8'9") (including wardrobes) range of built in wardrobes & draws, built in cupboard, rear aspect window.

BEDROOM 4 c. 2.51m x 2.13m (8'3" x 7') Radiator, built in cupboard, front aspect window.

OUTSIDE /FRONT GARDEN approached via a shared drive with 2 other properties & offers good parking in front of the detached DOUBLE GARAGE with power & light, roof storage & door to the side of the garage. The front garden itself has a most attractive rockery & lawned area with shrub and flower beds. Wrought iron gate leading to the REAR GARDEN. There is a side area of garden with timber shed and space for greenhouse & this leads round to the rear garden which has been attractively laid out being laid to lawn with well stocked flower & shrub beds with large paved patio. To the opposite side of the property there is a timber store. There are Solar Panels which are owned, which provide hot water.

COUNCIL TAX BAND 'E' – £2,200.65 – payable 2019/20.

EPC RATING tba

GROSS SQUARE MEASUREMENTS c. 131.3 sq. metres (1412.9 sq. ft) approx..

TENURE The Agents are advised this property is FREEHOLD

AGENTS NOTE There is an annual payment for the upkeep of the communal grassed areas on the development which is £35 PA.

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.



VIEWING STRICTLY BY APPOINTMENT

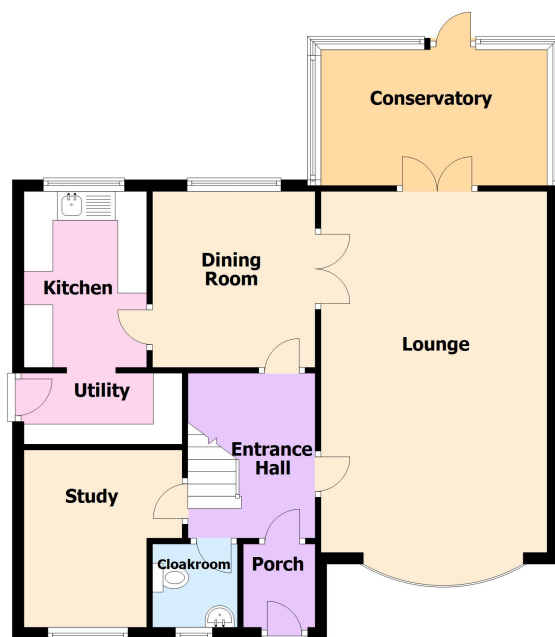
OPEN	Weekdays	9.00am – 6.00pm
	Saturday	9.00am – 4.00pm
	Sunday	10.00am – 3.00pm

PMD/TW/JH/02.20

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.

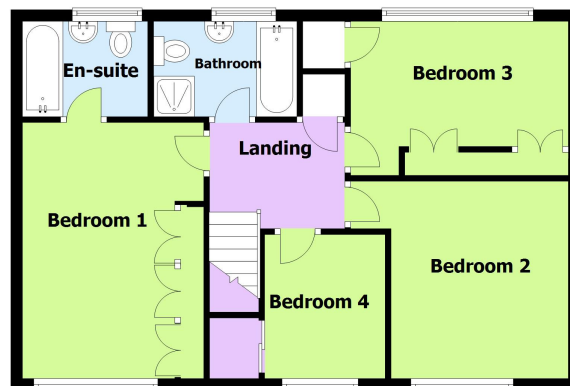
Ground Floor

Approx. 72.9 sq. metres (785.1 sq. feet)



First Floor

Approx. 58.3 sq. metres (627.7 sq. feet)



Total area: approx. 131.3 sq. metres (1412.9 sq. feet)



Leave Hythe via Langdown Lawn forking left into Fawley Road. On reaching the Hardley roundabout proceed across into Long Lane and pass through Holbury to the mini roundabout. Take 2nd exit into Long Copse and through the traffic lights. Pass through Blackfield into Hampton Lane and just before the Langley Tavern turn right into West Common, which leads into Kings Ride and the property will be found on the left-hand side in a shared drive.

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