



4 Hursley Drive, Langley SO45 1ZU

paul jeffreys



A SPACIOUS 4-BEDROOM DETACHED FAMILY HOUSE
IN GOOD QUIET LOCATION

Gas central heating, double glazing, driveway & garage,
attractive garden

ACCOMMODATION

Entrance hall, lounge/diner, kitchen/breakfast room,
study, cloakroom, conservatory, 4 bedrooms,
family bathroom, en suite

ENTRANCE HALL UPVC part glazed front door, radiator,
storage cupboard, door to:

STUDY c.2.64m x 2.06m (8'8" x 6'9"). Radiator, curved
bay window.

KITCHEN/BREAKFAST ROOM c.4.86m x 2.70m narrowing
to 2.17m (15'11" x 8'10" narrowing to 7'11"). Range of
base units with cupboards and drawers, built in gas hob,
built in oven & grill with extractor fan above, space for
automatic washing machine, 1.5 bowl sink unit, tiled
splashbacks, range of wall cupboards, space for fridge/
freezer, radiator, built in cupboard, tiled flooring, front
aspect window, part glazed UPVC door to side.

CLOAKROOM WC, wash hand basin, radiator, side aspect
window.

LOUNGE/DINER c.6.53m x 4.02m (21'5" x 13'2"). Two
radiators, electric fire with surround, two rear aspect

windows, glazed door to:

CONSERVATORY c.3.59m x 3.04m (11'9" x 10'). Of UPVC
construction and glazed door to side.

LANDING Hatch to loft space, airing cupboard.

BEDROOM 1 c.3.87m x 3.11m (12'8" x 10'2"). Built in
wardrobes, radiator, front aspect window.

EN SUITE Shower cubicle with glass doors, WC with
concealed cistern, heated towel rail, wash hand basin in
vanitory unit, side aspect window.

BEDROOM 2 c.3.14m x 3.13m (10'4" x 10'3"). Built in
wardrobes, radiator, rear aspect window.

BEDROOM 3 c.3.39m x 2.06m (11'1" x 6'9"). Built in
wardrobes & cupboard, radiator, rear aspect window.

BEDROOM 4 c.2.76m x 2.60m (9'1" x 8'6"). Built in
wardrobe & cupboard, radiator, rear aspect window.

FAMILY BATHROOM Panelled bath with plumbed in
shower, wash hand basin in vanitory unit, WC, mostly tiled
walls, tiled flooring, side aspect window, heated towel rail.

OUTSIDE FRONT: Block paved driveway with parking for 2
cars, access to garage, mature hedge. REAR: Large patio
area, good sized lawn area, flower beds, mature trees and



shrubbery, access to brick cavity built workshop to rear, which has potential to be converted into an office, side pedestrian access.

COUNCIL TAX BAND tbc

EPC RATING tbc

GROSS SQUARE MEASUREMENTS 126.8 sq. metres (1,364.6 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.

NOTE FLOOR PLAN IS FOR GUIDANCE ONLY.

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 through the centre of Blackfield into Hampton Lane. Continue onto Lepe Road and turn right into West Common, follow for a short while and take 3rd right into Hursley Drive and the property 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

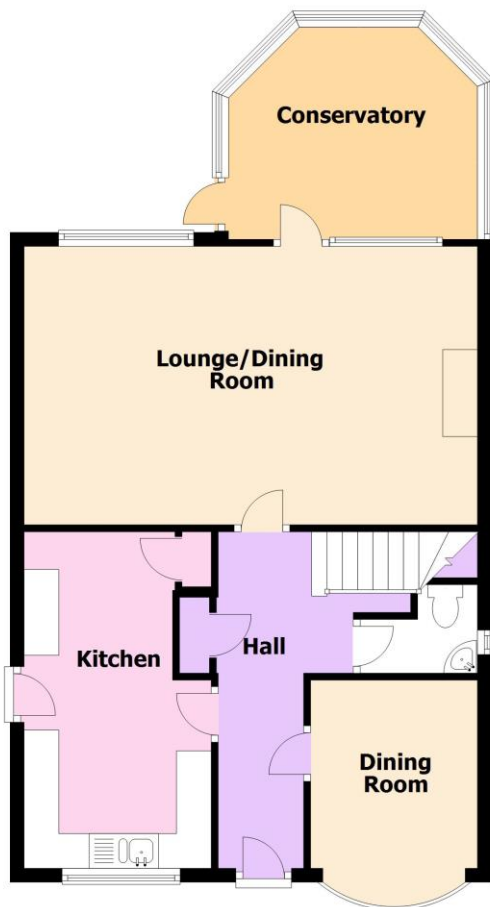
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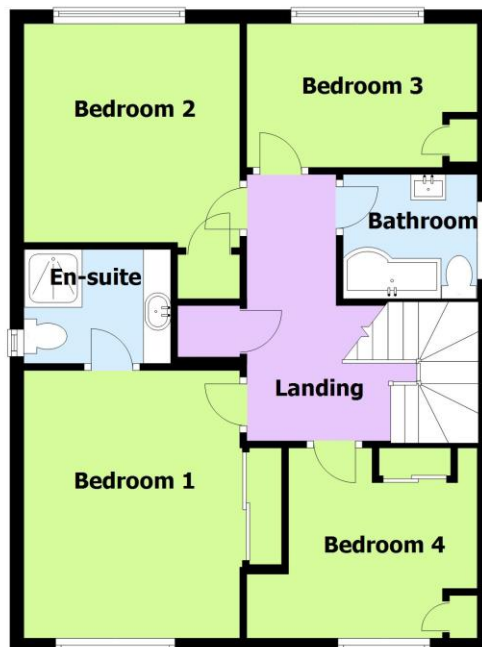
Ground Floor

Approx. 69.1 sq. metres (743.6 sq. feet)



First Floor

Approx. 57.7 sq. metres (621.0 sq. feet)



Total area: approx. 126.8 sq. metres (1364.6 sq. feet)

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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