



Shalimar, Thornbury Avenue, Blackfield SO45 1YP

paul jeffreys



Shalimar, Thornbury Avenue, Blackfield

A SPACIOUS 4-BED SEMI-DETACHED CHALET
BUNGALOW IN GOOD LOCATION WITH VERY
COLOURFUL & ATTRACTIVE GARDEN

Gas central heating, double glazing, short drive of open
forest & Lepe Beach, driveway with ample parking, shared
drive to access garage

ACCOMMODATION

Entrance hall, lounge, dining area, kitchen,
4 bedrooms, 3 en-suites

ENTRANCE HALL Wooden part glazed front door, door
to:

BEDROOM 1 c.3.71m x 3.35m (12'2" x 10'11"). Radiator,
walk-in box bay front aspect window, door to:

EN-SUITE WC, wash hand basin, walk-in shower cubicle
with electric shower over with fully tiled surround,
extractor fan, recessed downlighters.

BEDROOM 3 c.2.70m x 2.70m (8'10" x 8'10"). Radiator,
front aspect window, door to:

2ND EN-SUITE WC, wash hand basin in vanity unit,
corner shower cubicle with electric shower over and fully
tiled surround, chrome heated towel rail, recessed
downlighters, airing cupboard with hot water tank.

LOUNGE c.7.23m x 3.70m (23'8" x 12'1"). Two

radiators, fireplace with wood surround, TV point, side
aspect window, wooden stairs to upper floor, cupboard
housing gas boiler, arch to:

DINING AREA c.3.52m x 2.28m (11'6" x 7'5"). Radiator,
sliding patio door to rear and hatch to kitchen.

KITCHEN c.4.33m x 3.77m (14'2" x 12'4"). Range of base
units with cupboards and drawers, space for automatic
washing machine dishwasher & frige/freezer, built in oven
and stainless steel gas hob with stainless steel extractor
above, tiled splashbacks, central island unit with cupboards
and drawers, worktops, white enamel sink unit, range of
wall cupboards, rear aspect window, sliding doors to rear.

LANDING Two Velux style windows, door to:

BEDROOM 2 c.3.60.m x 3.46m (11'9" x 11'4"). Radiator,
two Velux style windows, recessed downlighters, built in
wardrobes, door to:

3RD EN-SUITE Panelled bath with electric shower over
surrounded by fully tiled walls, WC, wash hand basin in
vanitory unit, eaves storage, Velux style window, recessed
downlighters.

BEDROOM 4 c.3.63m x 3.11m (11'11" x 10'2"). Radiator,
eaves storage, rear aspect window.

OUTSIDE – FRONT: Private block paved driveway with



ample parking, surrounding wall and gate, separate shared driveway leading to GARAGE with power and light.
REAR: Extrmeley well maintained beautiful garden, perfect for the keen gardener, patio area, garden tap, an abundance of colourful flowers and shrubs, side access to garage, mature hedging, shingled pathway leading to bottom of garden, multiple raised flower beds, greenhouse, small decked area, small wooden shed, garden pond with water feature and bridge to cross.

COUNCIL TAX BAND `C` – payable 2020/21 - £1,664.71.

EPC RATING tbc

GROSS SQUARE MEASUREMENTS 118 sq. metres (1,269.8 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 New Road and Langdown Lawn, forking left into Fawley Road just before Hythe Hospital. Proceed to the roundabout, take 2nd exit through Holbury to the next roundabout, taking 2nd exit. On reaching Blackfield village centre take 3rd left into Thornbury Avenue, follow for a short way and the property will be seen towards the end on the right, indicated by our For Sale board.

VIEWING STRICTLY BY APPOINTMENT

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

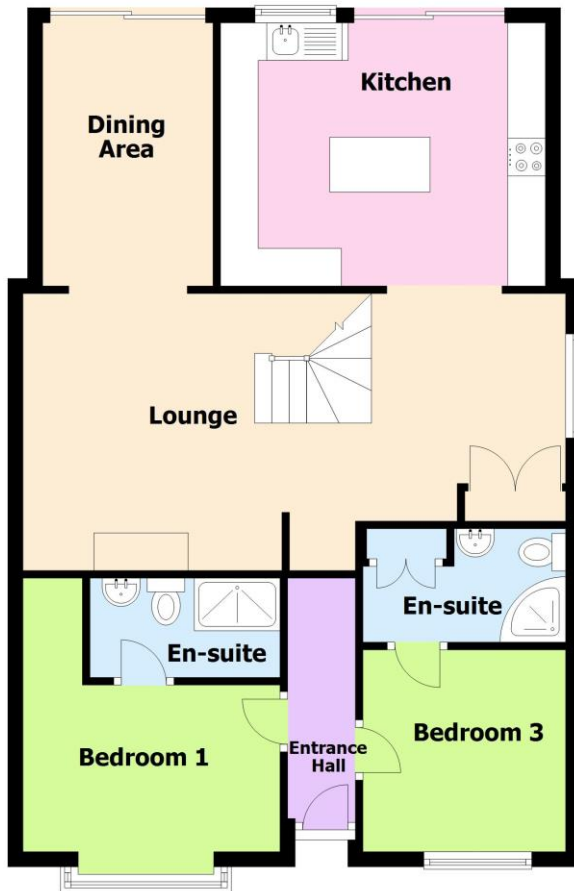
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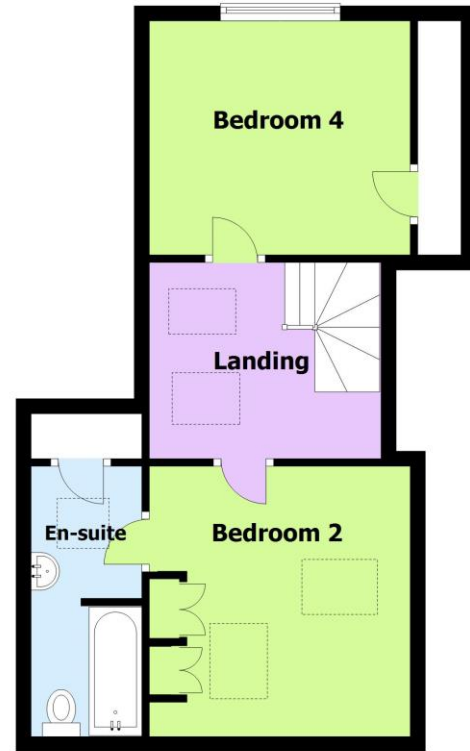
Ground Floor

Approx. 77.3 sq. metres (831.7 sq. feet)



First Floor

Approx. 40.7 sq. metres (438.1 sq. feet)



Total area: approx. 118.0 sq. metres (1269.8 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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