



25 Watton Road, Holbury SO45 2LW

paul jeffreys





AN EXTENDED & IMPROVED DETACHED BUNGALOW  
With 3 double bedrooms & en suite shower room  
Gas central heating, double glazing, garage & ample  
parking. NO CHAIN.

#### ACCOMMODATION

Entrance lobby, lounge, kitchen/breakfast room,  
3 double bedrooms, en suite shower room, family  
bathroom, conservatory

ENTRANCE LOBBY With part glazed UPVC front door,  
storage cupboard, glazed door and glazed side panel to:

LOUNGE c.7.87m x 3.70m to 2.42m (25'9" x 12'2" to  
7'11"). Large front aspect window and high level side  
aspect window, two radiators, gas coal effect fire,  
telephone & TV points, thermostat control, door to inner  
hall and door to:

KITCHEN/BREAKFAST ROOM c.5.53m x 3.15m to 2.01m  
(18'1" x 10'4" to 6'7"). Comprising inset single drainer 1.5  
bowl single drainer sink unit with cupboards below,  
adjoining worktops with space and plumbing for  
dishwasher and automatic washing machine. Range of  
base units with cupboards and drawers with worktops  
above and tiled splashbacks, range of wall cupboards,  
extractor hood over cooker area, integrated fridge and  
freezer, breakfast bar, radiator, side aspect window, rear  
aspect window and glazed door leading to rear garden.

INNER HALL Hatch to loft space with drop down ladder,  
storage cupboard.

BEDROOM 1 c.6.12m x 3.64m (20'1" x 11'11"). Double  
radiator, double wardrobe with mirrored sliding doors, patio  
door leading to conservatory and door to:

EN SUITE Comprising wash hand basin in vanity unit  
with cupboards below, large built in shower cubicle with  
plumbed in shower, WC, radiator, extractor vent, storage  
cupboard, rear aspect window.

BEDROOM 2 c.4.07m x 3.02m (13'4" x 9'11"). Front, rear  
and side aspect windows, built in wardrobe, radiator, TV  
point.

BEDROOM 3 c.3.46m x 2.79m (11'4" x 9'1"). Built in  
double wardrobe, radiator, side aspect window.

BATHROOM Comprising panelled bath, wash hand basin in  
vanitory unit with cupboard below, WC, radiator, half tiled  
walls, leaded light side aspect window, extractor fan.

CONSERVATORY c.4.30m x 3.36m (14'2" x 11'). Being  
mostly glazed and of hardwood construction with glazed  
double doors leading to rear garden.

OUTSIDE FRONT GARDEN: Being laid with gravel with  
parking for 3/4 cars and access to GARAGE with power



And light and gas fired combination boiler. Shrubs and bushes to the front boundary. Side pedestrian access via gate to the REAR GARDEN: With large patio, outside tap, lawned area, greenhouse, timber shed, lined workshop with power and light. There is an area beyond the fence at the bottom of the garden, which is ownership of this property, which is ideal for storage, composting etc.

COUNCIL TAX BAND 'D' – payable 2020/21 - £1,872.80.

EPC RATING tbc

GROSS SQUARE MEASUREMENTS 125 sq. metres (1,352 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 into Fawley Road, on reaching the Hardley roundabout proceed across into Long Lane and continue for some way turning right into Waltons Avenue. On reaching the staggered junction go across into Watton Road and turn left (still Watton Road) and the property will be found 2/3rds of the way down on the left, 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

PMD/HC/10.20





### Ground Floor

Approx. 139.4 sq. metres (1500.2 sq. feet)



Total area: approx. 139.4 sq. metres (1500.2 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.

independent estate agents

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Paul Jeffreys Estate Agents

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