



Sandleheath 5 Dene Road
Ashurst

paul jeffreys

5 Dene Road

Ashurst| SO40 7BL

Village centre – under 1 mile as is the open forest, Southampton – 8 miles, M27 linking with the M3 – 3 miles, Lyndhurst – 4 miles. Distances are approx.

An architect designed detached house in the ownership of the same family since it was built in 1953

O.I.R.O. £525,000

Double glazing, all main services (gas in road), driveway and garage. Nearly one quarter of an Acre (0.228) garden. NO CHAIN.



ACCOMMODATION

Entrance hall, cloakroom, lounge, dining room, kitchen, 3 bedrooms, bathroom.

DUAL PITCH ENTRANCE PORCH In poor condition. Front door to:

ENTRANCE HALL Cupboard beneath staircase and coat cupboard, Oak staircase with glass panels, night storage heater and telephone point.

CLOAKROOM Low level WC, hand basin.

LOUNGE c.4.73m x 3.63m (15'6" x 11'11"). Doors at either end opening in to dilapidated lean-to conservatories. Briquette fireplace and night storage heater.

DINING ROOM c.3.61m x 3.15m (11'10" x 10'4"). Tiled fireplace with cupboards and drawers either side, electric heater and door to:

KITCHEN c.2.67m x 2.57m (8'9" x 8'5"). Single drainer enamel sink unit with adjoining worktops. Two storage cupboards, lagged hot water cylinder (not in use), wall cupboards and door to garden.

LANDING Airing cupboard with lagged hot water cylinder and immersion heater. Access to loft space, boarded with partition room and Velux window.

BEDROOM 1 c.4.14m x 3.63m (13'7" x 11'11"). Range of mirror fronted wardrobe cupboards to one wall. Tiled

fireplace.

BEDROOM 2 c.3.61m x 3.15m (11'10" x 10'4"). Radiator.

BEDROOM 3 c.3.07m x 2.52m (10'1" x 8'3"). Built-in cupboards and radiator.

BATHROOM Panelled bath, hand basin and low level WC.

OUTSIDE Concrete driveway leads to ATTACHED GARAGE c. 5.08m x 2.90m (16'8" x 9'6"). With inspection pit. Brick built fuel store and GARDEN WORKSHOP c. 6.40m x 2.44m (21' x 8'). The FRONT GARDEN is laid to lawn with mature trees, shrubs and bushes offering a high degree of privacy. The REAR GARDEN is laid mainly to lawn with shrubs, bushes and trees including fruit trees. The gardens extend to nearly one quarter of an acre

COUNCIL TAX BAND 'F' – payable 2020/21 - £2,580.73.

GROSS SQUARE MEASUREMENTS 141.9 sq. metres (1527.8 sq. feet) approx.

EPC RATING 'G'

TENURE The Agents are advised this property is FREEHOLD.

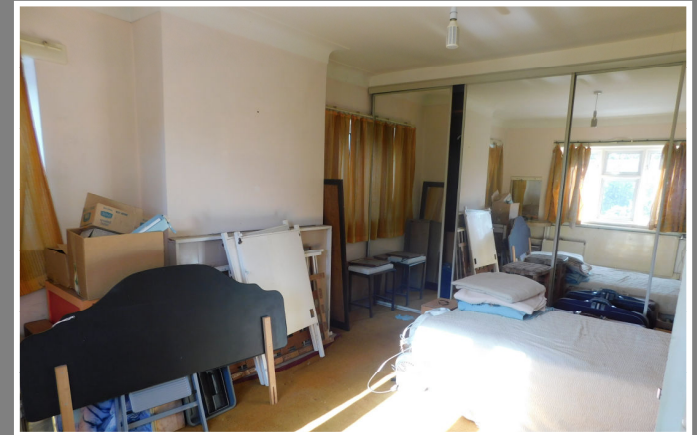
Agent note: In accordance with the 1979 Estate Agent Act we have to advise you that the vendor is a distant relative of one of the directors of Paul Jeffreys Limited.

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.

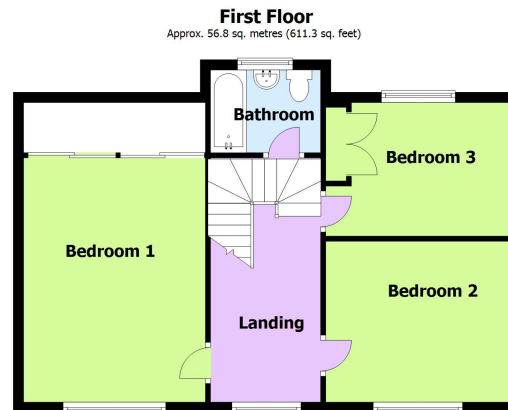
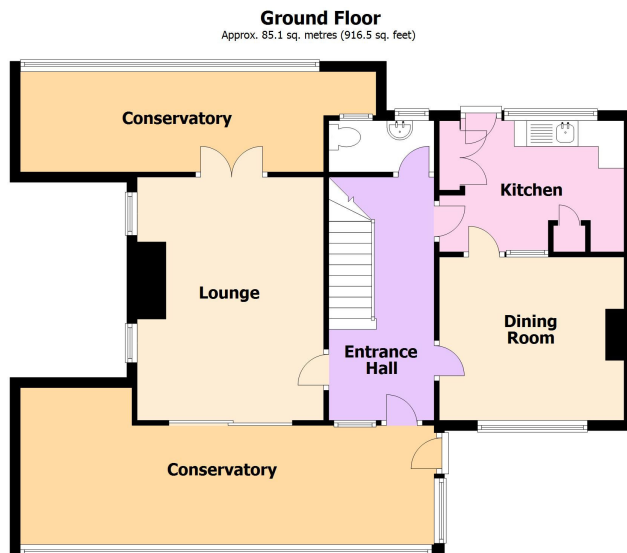
VIEWING STRICTLY BY APPOINTMENT

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

JRS/TW/10.20



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.



Total area: approx. 141.9 sq. metres (1527.8 sq. feet)



DIRECTIONS

When travelling South West on the A35, on reaching the village of Ashurst, after entering the 30 mile an hour speed zone, turn right into New Road and first right into Dene Road with the property being on the left hand side.

paul jeffreys

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