



6 Grenville Gardens, Dibden Purlieu SO45 4HH

paul jeffreys



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AN EXTENDED AND IMPROVED 4-BEDROOM SEMI-DETACHED HOUSE

Refitted kitchen, refitted shower room & cloakroom, gas central heating, double glazing, garage & ample parking, outside studio (formerly garage)

ACCOMMODATION

Entrance lobby, lounge, kitchen, dining room,
4 bedrooms, en suite, shower room, studio

ENTRANCE LOBBY UPVC glazed front door with glazed side panel, cloaks cupboard.

LOUNGE c.5.87m narrowing to 3.96m x 5.41m (19'3" narrowing to 12'11" x 17'9"). 'Karndean' flooring, understairs cupboard, gas fire, TV point, telephone point, front aspect window.

KITCHEN c.5.06m x 2.38m (16'7" x 7'9"). Recently refitted one year ago, range of base units with cupboards and drawers, integrated automatic washing machine, dishwasher and fridge with small freezer compartment, 'Caple' 5-ring gas hob with extractor fan over, 'Caple' electric oven & microwave, American walnut block worktops, enamel sink unit, range of wall cupboards, recessed downlighters, 'Karndean' flooring, opening to:

DINING ROOM c.3.77m x 3.16m (12'4" x 10'4"). 'Karndean' flooring continuing from kitchen, grey bi-fold doors with built in blinds, recessed downlighters, vertical

radiator.

CLOAKROOM WC, wash hand basin, recessed downlighters, understairs cupboard, rear aspect window.

LANDING Hatch to loft with pull down ladder and three quarters boarded, airing cupboard with recently installed 'Vaillant' boiler.

BEDROOM 1 c.5.14m x 2.93m (16'10" x 9'7"). Vaulted ceilings with recessed downlighters, built in cupboards & wardrobes, radiator, TV point, front aspect window, opening to:

EN SUITE WC with concealed cistern, wash hand basin in vanity unit, shower cubicle with shower overhead, chrome heated towel rail, extractor fan, recessed downlighters, rear aspect window.

BEDROOM 2 c.4.04m narrowing to 3.00m x 3.07m (13'3" narrowing to 9'10" x 10'1"). Radiator, front aspect window.

BEDROOM 3 c.4.04m narrowing to 3.00m x 2.69m (13'3" narrowing to 9'10" x 8'10"). Radiator, TV point, built in cupboard with dressing table, built in wardrobes, rear aspect window.

BEDROOM 4 c.2.80m x 2.08m (9'2" x 6'10"). Radiator, telephone point, built in cupboard, front aspect window.



SHOWER ROOM WC with concealed cistern, wash hand basin in vanitory unit, shower cubicle with glass door and rain effect shower head and detachable shower head, fully tiled walls, rear aspect window.

OUTSIDE FRONT: Block paved driveway with ample parking and access to garage with power & light. **REAR:** Outside studio with power & light, recessed downlighters (formerly the garage) with French doors. The garden is mainly laid as patio with decked area to rear, garden tap.

COUNCIL TAX BAND `C` – payable 2020/21 - £1,650.20.

EPC RATING tbc

GROSS SQUARE MEASUREMENTS 117.8 sq. metres (1,267 sq. feet) approx. (Excluding Garage).

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 From our office proceed via New Road up on to Langdown Lawn, forking left just before the hospital into Fawley Road. On reaching the top of the hill, after a short way, turn right into Butts Ash Lane, take the 1st right into Chaloner Crescent and 1st left into Grenville Gardens where the property will be seen 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

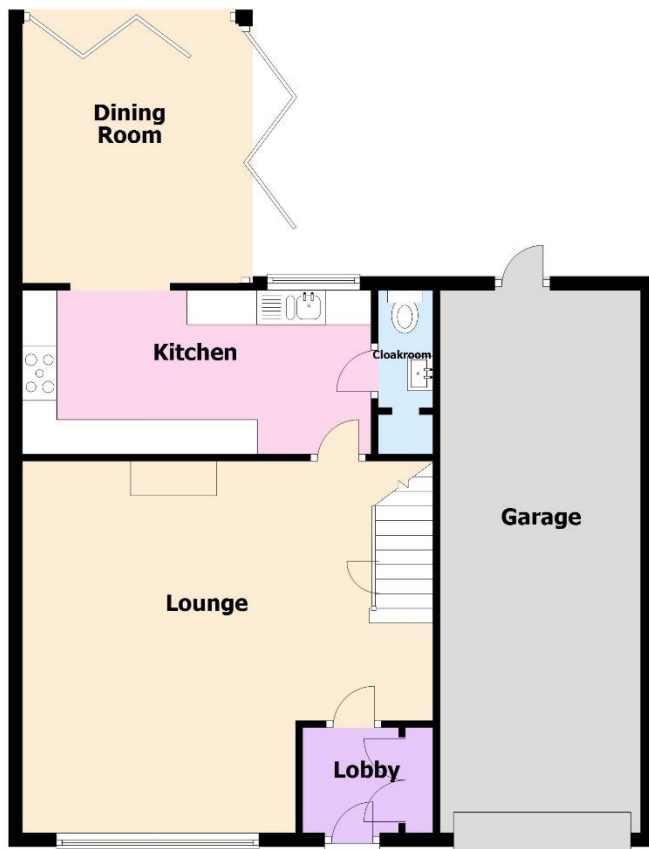
MJD/HC/11.2020





Ground Floor

Approx. 82.7 sq. metres (889.7 sq. feet)



First Floor

Approx. 58.8 sq. metres (632.4 sq. feet)



Total area: approx. 141.4 sq. metres (1522.1 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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023 8084 8555

sales@pauljeffreys.co.uk

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