



Woodlands, Forest Front, Hythe, SO45 3RJ

£429,950

paul jeffreys



Woodlands, Forest Front, Hythe

A 4 BED SEMI DETACHED HOUSE IN A SECLUDED AREA OF HYTHE.

Gas central heating, double glazing, large garden, driveway with ample parking, garage. NO CHAIN.

ACCOMMODATION

Entrance hall, cloakroom, lounge, dining room, kitchen, 4 bedrooms, bathroom.

ENTRANCE HALL Wooden glazed front door with side glazed panel, understairs cupboard, door to:

CLOAKROOM WC, wash hand basin, side aspect window.

LOUNGE c.5.41m x c.3.66m (17'9" x 12"). Radiator, fireplace with out of use gas fire, TV point, telephone point, front aspect window, opening to:

DINING ROOM c.3.66m x c.2.92m (12" x 9'7"). Radiator, wooden glazed double doors to rear, door to:

KITCHEN c.4.42m x c.2.74m (14'6 x 9"). Range of base units with cupboards and drawers, built in oven with electric hob over, stainless steel sink unit, worktops, tiled splashbacks, range of wall cupboards, space for fridge freezer, cupboard housing 'Potterton' gas boiler, radiator, side aspect window, UPVC door to rear.

LANDING Hatch to loft space, side aspect window.

BEDROOM 1 c.3.53m x c.3.13m (11'7" x 10'3"). Radiator, TV point, rear aspect window.

BEDROOM 2 c.4.78m x c.2.57m (15'8" x 8'5" including wardrobes). Radiator, built in wardrobes, front aspect window.

BEDROOM 3 c.4.17m x c.2.06m (13'8" x 6'9"). Radiator, rear aspect window.

BEDROOM 4 c.2.95m x c.2.06m (9'8" x 6'9"). Radiator, built in over stairs cupboard, front aspect window.

BATHROOM WC, wash hand basin in vanity unit, panelled bath with mixer tap, shower over with glass door, radiator, extractor fan, side aspect window.

OUTSIDE

FRONT: Shingle driveway with ample parking leading to garage.

REAR: Patio area, large laid to lawn area with access to garage, mature shrubbery.



COUNCIL TAX BAND 'D' – payable 2022/23 - £2012.03.

EPC RATING 'D'.

GROSS SQUARE MEASUREMENTS 105.6 sq. metres (1,137 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.

AGENTS NOTE Gas fire in lounge has had a small leak, has been turned off and not to be used. Furthermore, the boiler has corrosion to the inner flu duct. The boiler has a full gas safety certificate which was dated the 20th May 2022 and is safe to use, however the engineer has recommended another inspection in 6 months' time.

NOTE FLOOR PLAN IS FOR GUIDANCE ONLY.

DIRECTIONS Leave Hythe via New Road and Langdown Lawn, forking left into Butts Bridge Hill, continue into Fawley Road and turn right into Butts Ash Lane opposite Seadown vets. Continue for about half a mile and take the 5th left after The Glen pub into Forest Front and continue all the way to the end and the property will be found as the 2nd to last house on the left hand side.

VIEWING STRICTLY BY APPOINTMENT

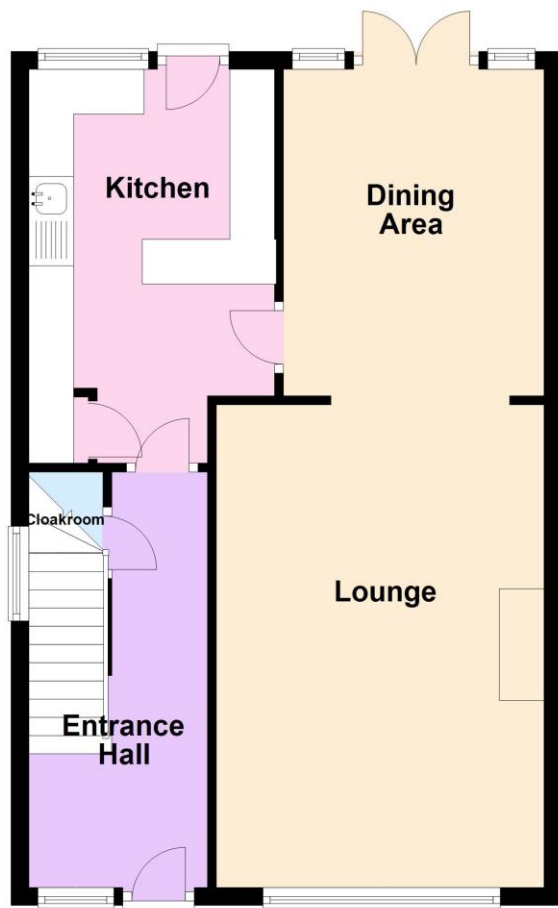
OPEN	Weekdays	9.00am – 5.00pm
	Saturday	9.00am – 4.00pm
	Sunday	10.00am – 3.00pm

MJD/SW/06.22

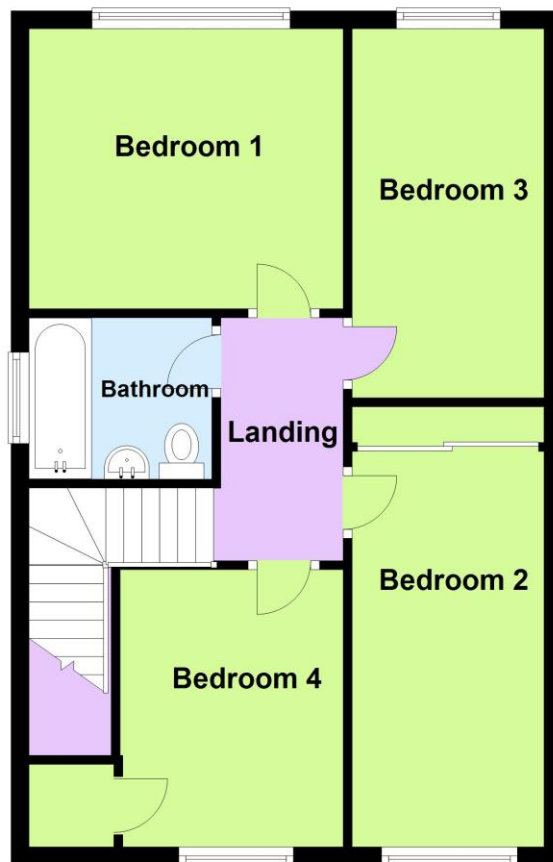




Ground Floor



First Floor



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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