



47 Church Lane, Fawley SO45 1DL

£375,000

paul jeffreys





## 47 Church Lane, Fawley

### AN ATTRACTIVE EXTENDED 3 BED DETACHED HOUSE IN POPULAR AREA OF FAWLEY

Block pave driveway with ample parking, large 47' long garage,  
gas central heating, double glazing

#### ACCOMMODATION

Porch, entrance hall, lounge/diner, kitchen/breakfast room,  
conservatory, 3 bedrooms, bath/shower room

**PORCH** UPVC composite front door leading to UPVC glazed door to:

**ENTRANCE HALL** Side aspect window, understairs cupboard,  
door to:

**LOUNGE/DINER** c.7.47m x 3.66m narrowing to 3.38m (24'6" x 12' narrowing to 11'1"). Log burner, TV point, two radiators,  
front bay window, double doors to:

**KITCHEN/BREAKFAST ROOM** c.5.84m narrowing to 2.34m x 5.03m narrowing to 2.06m (19'2" narrowing to 7'8" x 16'6" narrowing to 6'9"). Range of base units with cupboards and drawers, space for appliances, built in 'Zanussi' oven and grill, worktops, stainless steel sink unit, 'Zanussi' electric hob with 'Zanussi' stainless steel extractor hood over, wall cupboards, tiled flooring, radiator, three side aspect windows, rear aspect UPVC glazed door to rear, sliding doors to:

**CONSERVATORY** c.3.84m x 3.53m (12'7" x 11'7"). Part brick and UPVC construction with double doors to rear.

**LANDING** Hatch to loft space, side aspect window, door to:

**BEDROOM 1** c.4.65m x 3.13m (15'3" x 10'3"). Radiator, front aspect window.

**BEDROOM 2** c.3.68m x 2.52m (12'1" x 8'3"). Radiator, front aspect window.

**BEDROOM 3** c.3.99m x 2.64m (13'1" x 8'8"). Radiator, airing cupboard with 'Worcester' boiler and hot water tank, rear aspect window.

**BATH/SHOWER ROOM** WC, pedestal wash hand basin, panelled bath with tiled surround, shower cubicle with plumbed in shower over and tiled surround, recessed downlighters, smooth plastered ceilings, chrome heated towel rail, rear aspect window.

#### OUTSIDE

**FRONT** Large stone wall to front of property with gated entrance leading to block paved driveway with ample parking, double gates leading to side access.

**REAR** Relatively easy maintenance garden, potential rockery in place of formal pond, laid to lawn area, block paved patio, door to **GARAGE** c.10.52m x 2.62m (34'6" x 8'7"). With potential for workshop, door leading to potential office space to rear with further measurements of 3.84m x 2.62m (7" x 8'7").



COUNCIL TAX BAND 'D' – payable 2023/24 - £2,130.78.

EPC RATING 'C'.

GROSS SQUARE MEASUREMENTS 116.6 sq. metres (1,255.2 sq. feet) approx.

TENURE The agents are advised this property is FREEHOLD.

AGENTS NOTE: The inside of the roof structure has spray foam insulation.

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 continuing up onto Langdown Lawn. Fork left into Fawley Road just before Hythe Hospital and on reaching the Hardley roundabout take 2<sup>nd</sup> exit into Long Lane and pass through Holbury to the mini roundabout. Take 1<sup>st</sup> exit into Fawley Road and follow for approx. ½ mile, forking left into Church Lane, follow for a short while and the property will be found as the 2<sup>nd</sup> to last property on the left hand side, indicated by our For Sale board.

VIEWING STRICTLY BY APPOINTMENT

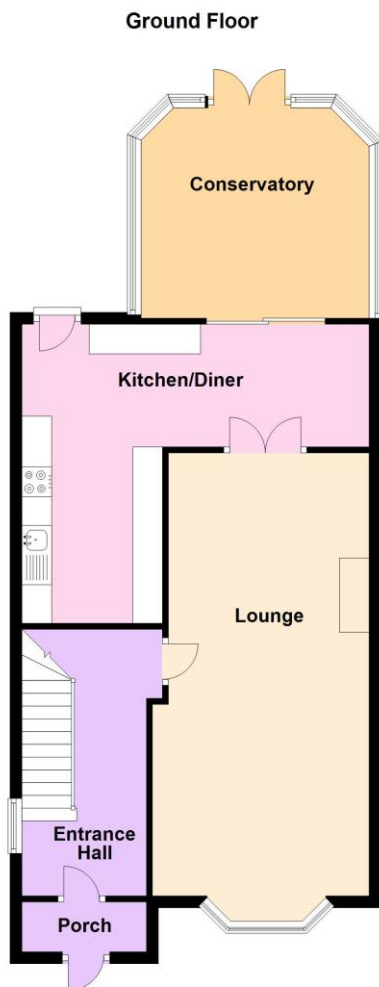
OPEN	Weekdays	9.00am – 5.00pm
	Saturday	9.00am – 4.00pm
	Sunday	10.00am – 3.00pm

MJD/HC/02.24









Total area: approx. 116.6 sq. metres (1255.2 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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