



1 Hadley Field, Hardley SO45 2JX

£349,950

paul jeffreys



1 Hadley Field, Hardley

A 3 BED LINK-DETACHED HOUSE IN QUIET AREA OF HARDLEY
Driveway with ample parking and garage, gas central heating,
double glazing

ACCOMMODATION

Entrance hall, cloakroom, lounge, conservatory, kitchen/diner,
3 bedrooms, en suite shower room, bathroom

ENTRANCE HALL UPVC glazed front door, tiled flooring,
radiator, door to:

CLOAKROOM WC, wash hand basin, radiator, tiled flooring,
front aspect window.

LOUNGE c.4.75m x 2.95m (15'7" x 9'8"). Gas fire with
surround, TV point, two radiators, front aspect window, double
doors to:

CONSERVATORY c.4.17m x 2.90m (13'8" x 9'6"). Part brick
UPVC construction, UPVC double doors to rear.

KITCHEN/DINER c.5.23m x 2.77m (17'2" x 9'1"). Range of
base units with cupboards and drawers, space for appliances,
extractor fan over, built in under-counter fridge and freezer,
stainless steel sink unit, worktops, tiled splashbacks, range of
wall cupboards, 'Worcester' gas boiler, tiled flooring, two rear
aspect windows, UPVC glazed door to rear.

LANDING Hatch to loft space, airing cupboard housing hot
water tank, front aspect window, door to:

BEDROOM 1 c.3.99m x 2.74m (13'1" x 9'). Radiator, built
in wardrobes, rear aspect window, door to:

EN SUITE WC, pedestal wash hand basin, shower cubicle
with plumbed in shower over, radiator, fully tiled walls, rear
aspect window.

BEDROOM 2 c.2.84m x 2.80m (9'4" x 9'2"). Radiator, rear
aspect window.

BEDROOM 3 c.3.07m x 2.01m (10'1" x 6'7"). Radiator,
front aspect window.

BATHROOM WC, wash hand basin, panelled bath with
plumbed in shower over, fully tiled walls, front aspect
window.

OUTSIDE

FRONT GARDEN Block paved driveway with further tarmac
parking area with parking for 3/4 cars, up-and-over door leading
to garage, shingle area, mature shrubbery.

REAR GARDEN Laid to lawn area, patio, garden shed and
summerhouse, mature shrubbery, outside tap, rear door leading
to garage.



COUNCIL TAX BAND 'D' – payable 2024/25 - £2,232.61.

EPC RATING 'C'.

GROSS SQUARE MEASUREMENTS 90.7 sq. metres (976.1 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 New Road continuing up onto Langdown Lawn. Fork left into Fawley Road just before Hythe Hospital and on reaching the Hardley roundabout take 3rd exit into the industrial estate, follow the left hand bend and take 1st left into Harrier Way and 1st right into Hayes Mead. Follow for a short way and Hadley Field will be found as the 2nd turning left, the property being the 1st on the left, 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

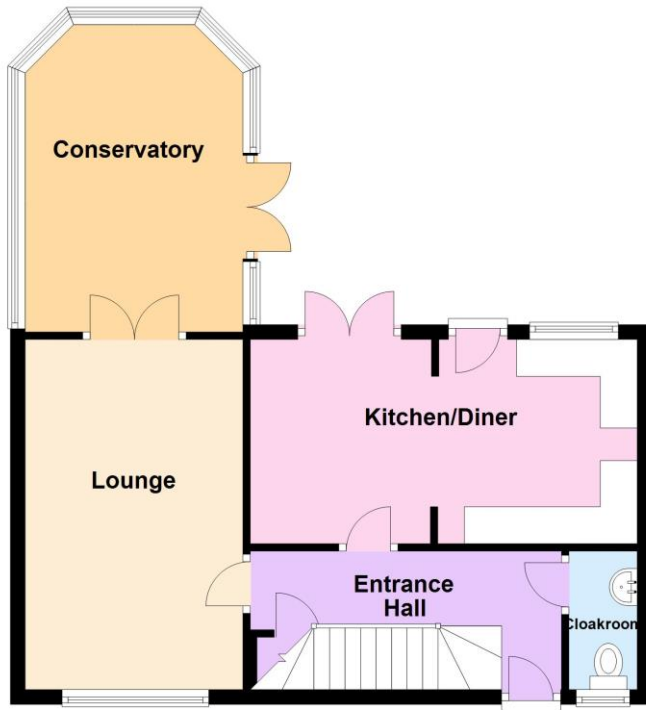
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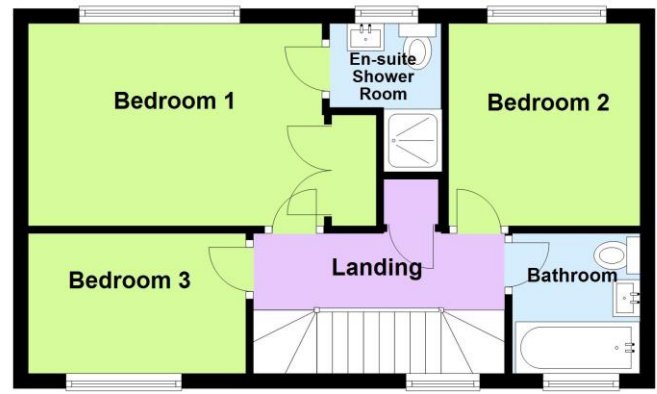
Ground Floor

Approx. 51.4 sq. metres (553.4 sq. feet)



First Floor

Approx. 39.3 sq. metres (422.8 sq. feet)



Total area: approx. 90.7 sq. metres (976.1 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.

independent estate agents

023 8084 8555

sales@pauljeffreys.co.uk

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