



94 Cumberland Way, Dibden SO45 5TW

£349,950

paul jeffreys



## 94 Cumberland Way, Dibden

### A VASTLY IMPROVED AND EXTENDED 3 BED SEMI-DETACHED HOUSE IN A POPULAR AREA OF DIBDEN

Potential gym/classic car or motorbike storage space, gas central heating, double glazing, smooth plastered ceilings throughout, block paved driveway with parking for 4/5 cars. Vendor suited.

#### ACCOMMODATION

Porch, lounge, kitchen, dining room, 3 bedrooms, bathroom

**ENTRANCE PORCH** Composite glazed front door with side aspect window, radiator, wooden glazed door to:

**LOUNGE** c.4.40m x 4.27m (14'5" x 14'). Solid oak wood floors, radiator, window to side, TV point, smooth plastered ceilings with recessed downlighters, front aspect window, wooden double glazed door to:

**KITCHEN** c.4.40m x 3.18m (14'5" x 10'5"). Range of base units with cupboards and drawers, built in stainless steel gas hob with extractor over, 'AEG' microwave, electric oven, dishwasher, space for American style fridge/freezer, stainless steel sink, range of wall cupboards, tiled flooring, UPVC door to rear, smooth plastered ceilings with recessed downlighters, opening to:

**DINING ROOM** c.3.84m x 2.23m (12'7" x 7'5"). Solid oak wood flooring, side aspect window, Velux window, radiator, UPVC double doors to rear.

**LANDING** Hatch to loft space with ladder and light and part boarding, 'Worcester' combination boiler, side aspect window, door to:

**BEDROOM 1** c.4.19m x 2.49m (13'9" x 8'2"). Built in cupboard, radiator, TV point, smooth plastered ceilings with recessed downlighters, front aspect window.

**BEDROOM 2** c.3.38m x 2.54m (11'1" x 8'4"). Radiator, smooth plastered ceiling with recessed downlighters, rear aspect window.

**BEDROOM 3** c.3.15m x 1.83m (10'4" x 6'). Radiator, front aspect window.

**BATHROOM** WC, wash hand basin, bathroom cabinet, 'P' shaped bath with plumbed in shower and glass door, fully tiled walls, tiled flooring, recessed downlighters, rear aspect window.

#### OUTSIDE

**FRONT GARDEN:** Block paved driveway with parking for 4/5 cars, double doors leading to potential gym or motorbike/classic car storage area.

**REAR GARDEN:** Patio, astro turf, garden bar, hot tub, UPVC door to office to rear of garage with power, light and internet access. Up-and-over door leading to garage with utility space at the rear with plumbing for automatic washing machine, bi-fold doors leading to impressive room with potential for a home gym or perfect for storage for motorbikes/classic cars etc., with central heating, with double doors to front so you still have access to bring a car all the way through to the garage.



COUNCIL TAX BAND 'C' – payable 2024/25 - £1,982.87.

EPC RATING 'C'.

GROSS SQUARE MEASUREMENTS 81.8 sq. metres (879.8 sq. feet)  
approx. excluding potential gym room.

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 Langdown Lawn and on reaching the Whitewater Rise roundabout turn right into Upper Mullins Lane. Continue past the school playing fields on the left and continue until you reach Dibden, which is around a mile away. Take the left into Cumberland Way and the property will be found on the left hand side.

VIEWING STRICTLY BY APPOINTMENT

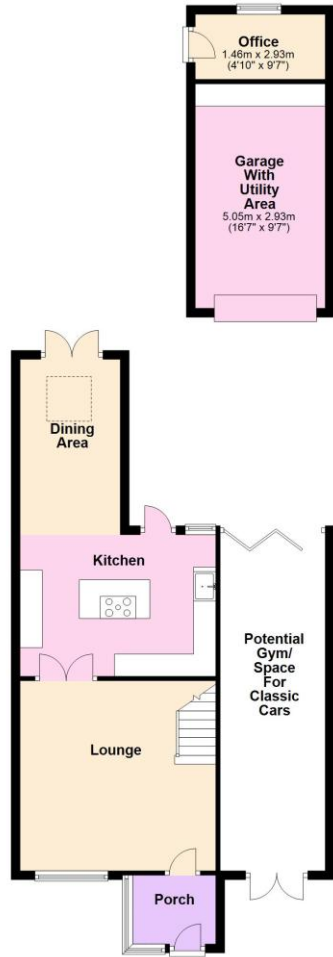
OPEN	Weekdays	9.00am – 5.00pm
	Saturday	9.00am – 4.00pm
	Sunday	10.00am – 3.00pm

MJD/HC/02.25





### Ground Floor



### First Floor



Total area: approx. 119.7 sq. metres (1288.8 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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