



17 Ashdown Road, Fawley, SO45 1EF

£329,950

paul jeffreys



## 17 Ashdown Road, Fawley

### AN IMPROVED AND ATTRACTIVE 3 BED CHALET BUNGALOW WITH IMMACULATE GARDEN.

Gas central heating, double glazing, smooth plastered ceilings throughout, driveway with ample parking leading to garage.

#### ACCOMMODATION

Entrance hall, lounge/diner, kitchen, utility room, 3 bedrooms, shower room, separate WC.

**ENTRANCE HALL** Composite glazed front door, radiator, storage cupboard, recessed downlighters, door to:

**LOUNGE/DINER** c.6.63m narrowing to 3.43m x 5.18m narrowing to 2.95m (21'9" narrowing to 11'3" x 17' narrowing to 9'8"). 2 radiators, fireplace with wooden surround with log burner, bay window and front aspect window.

**KITCHEN** c.3.25m x 2.52m (10'8" x 8'3"). Range of base units with cupboards and drawers, integrated dishwasher, 'Neue' oven and grill, built in fridge, 'Cook and Lewis' electric hob with stainless steel extractor fan over, wooden worktops, one and half bowl sink unit, tiled splashbacks, range of wall cupboards, radiator, side aspect window, door to:

**UTILITY ROOM** c.3.51m x 1.73m (11'6" x 5'8"). Range of base units with cupboards and drawers, space for automatic washing machine, worktops, sink unit, cupboard housing 'Ideal' boiler, velux window, UPVC glazed door to rear.

**SHOWER ROOM** WC, concealed cistern, wash hand basin in vanity unit, shower cubicle with plumbed in shower with glazed panels, heated towel rail, light up mirror, extractor fan, side aspect window.

**INNER HALL** Door to:

**BEDROOM 1** c.4.52m x 3.35m narrowing to 2.82m (14'10" x 11' narrowing to 9'3"). Radiator, built in wardrobes, UPVC double doors to rear.

**LANDING** Door to:

**BEDROOM 2** c.3.13m x 3.05m (10'3" x 10'). Radiator, wardrobes with sliding doors, recessed downlighters, eaves storage space, side aspect window.

**BEDROOM 3** c.3.15m x 2.62m (10'4" x 8'7"). Radiator, built in wardrobes, eaves storage, side and rear aspect window.

**CLOAKROOM** WC, pedestal wash hand basin, chrome heated towel rail, recessed downlighters, side aspect window.

**OUTSIDE**

**FRONT** Concrete driveway leading to GARAGE with up and door with power and light, block paved area with surrounding hedge, shrub beds with mature shrubbery.

**REAR** Immaculately laid to lawn with shrub beds with mature shrubbery, shingled area, rear decked area, garden shed.



COUNCIL TAX BAND 'C' – payable 2025/26 - £2,087.30

EPC RATING 'bbc'.

GROSS SQUARE MEASUREMENTS 104.4 sq. metres (1123.9 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 2<sup>nd</sup> exit into Long Lane and pass through Holbury to the mini roundabout. Take 1<sup>st</sup> exit signposted Calshot and Fawley and after going past the junction of Blackfield Road, turn right into Blackfield Road and then take the 1<sup>st</sup> right into Ashdown Road and the property will be found on the right hand side.

VIEWING STRICTLY BY APPOINTMENT

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

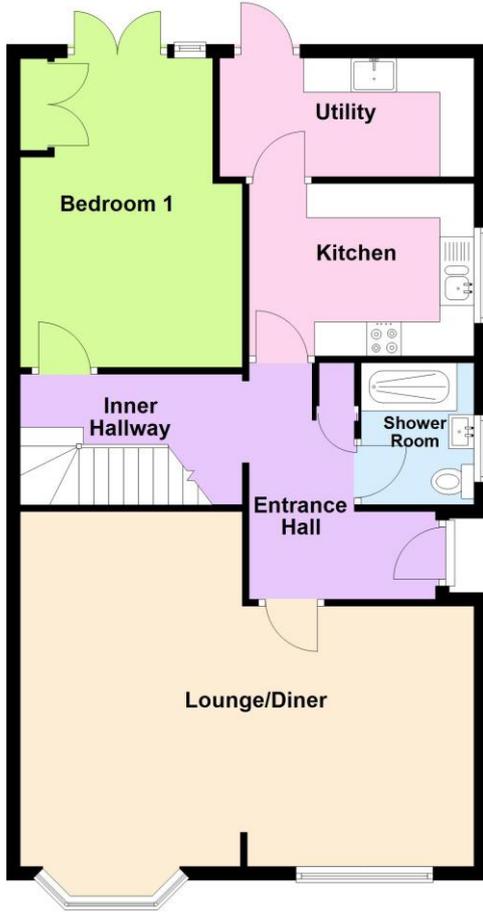
MJD/SW/03.26





## Ground Floor

Approx. 77.9 sq. metres (838.2 sq. feet)



## First Floor

Approx. 26.5 sq. metres (285.7 sq. feet)



Total area: approx. 104.4 sq. metres (1123.9 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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