



37 Brook Avenue North, New Milton, BH25 5HE

£475,000

Mitchells

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*37 Brook Avenue North
New Milton
Hampshire
BH25 5HE*

A particularly attractive detached bungalow which is situated on large and beautifully landscaped gardens in one of New Milton's most desirable roads. The property has been well maintained over the years and offers spacious and bright accommodation throughout. Other features include a wider than average plot giving fantastic potential to extend, a six and a half meter pitched roof garage, large kitchen/dining room and a conservatory. This property would suit a wide range of applicant but would be largely suited to a growing family given the location and the potential to extend and grow into.

- Entrance Hall
- Sitting/Dining Room
- Kitchen/Breakfast Room
- Conservatory
- Bedroom One
- Former Bedroom Two (now forming part of Sitting/Dining Room)
- Bathroom
- Driveway
- Large Garage
- Private Garden



The Property

Entrance hall with large storage cupboard for coats and access to vast loft space housing a combi boiler with pull down ladder.

Bedroom located to the front of the property with full width wardrobes and picture window looking onto the mature shrubs to the front.

Former bedroom two which is now forming part of the sitting/dining room is also located to the front and enjoys a double aspect. This is open plan which is now to the sitting room which has sliding doors into the conservatory and enjoys a south and west aspect and view to rear garden.

The kitchen/dining room has been well equipped with a full range of matching wall and base gloss storage units with a contrasting worktop, integral double oven and gas hob, space for washing machine, ample space for a dining table and a stunning outlook over the rear garden.

Bathroom with fully tiled walls and matching suite comprising a WC, pedestal wash hand basin and bath with window.





Gardens & Grounds

The property occupies a wider than average plot for the road. The front garden has been well stocked with a vast variation of colourful and mature shrubs with a wall giving privacy from the road and a large drive leading to the impressive six and a half meter brick built garage.

The rear garden is particularly private, west facing and is well stocked with a vast selection of colorful shrubs. There is a timber built summerhouse and a greenhouse with some mature trees to the rear giving a good degree of privacy.

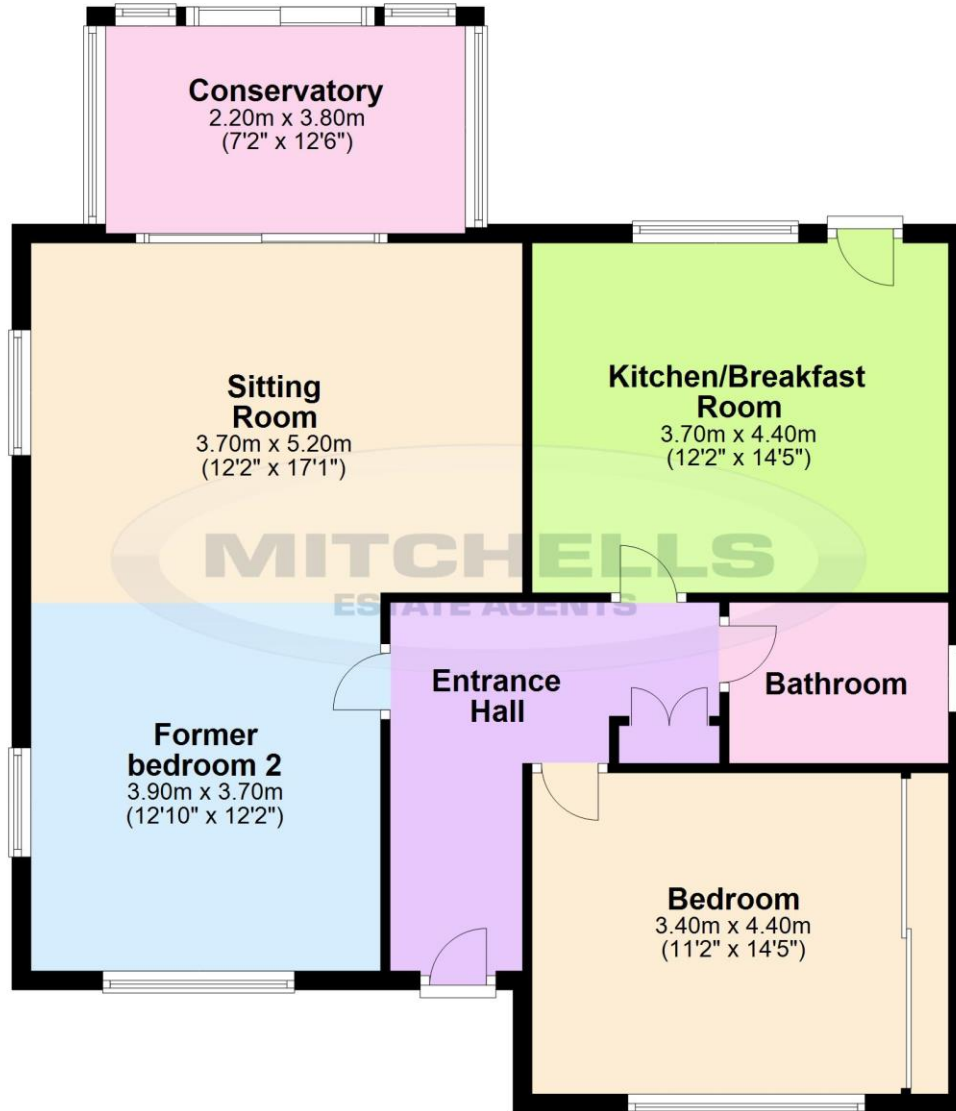


Services

- Mains gas, electric, drainage and water
- Council Tax Band E
- Energy Performance Rating To be confirmed

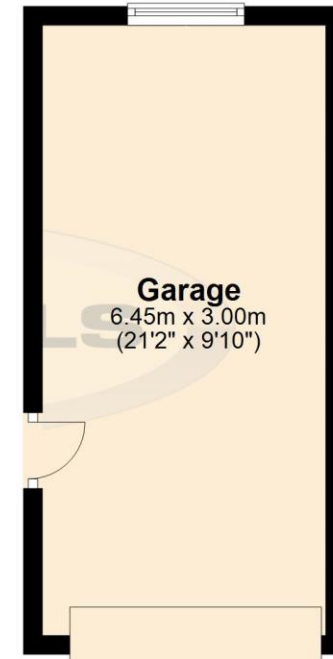
Ground Floor

Approx. 89.2 sq. metres (959.7 sq. feet)



Garage

Approx. 19.3 sq. metres (208.1 sq. feet)



Total area: approx. 108.5 sq. metres (1167.7 sq. feet)

"Whilst every attempt has been made to ensure the accuracy of this floor plan, the measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser."
Plan produced using PlanUp.

37 Brook Ave North

Situation

New Milton is a thriving market town on the western edge of Hampshire. The area lies on a picturesque stretch of the Solent coastline with stunning views over Christchurch Bay to the Isle of Wight. With the enviable location, beautiful coastal walks, main line railway station reaching London Waterloo in less than two hours, excellent schools, both private and state, 27 hole links style golf course and the renowned Chewton Glen hotel, New Milton remains an extremely popular location for those relocating to the coast.

Directions

From Mitchells turn left at the traffic lights and proceed over the railway bridge. Take the second right into Brook Avenue, at the end bear left into Brook Avenue North where the property will be found on the left hand side.





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