



84 Hazelwood Avenue, New Milton, BH25 5LX

£399,950

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*84 Hazelwood Avenue
New Milton
Hampshire
BH25 5LX*

A fantastically positioned two bedroom semi-detached bungalow, situated at the end of a quiet cul-de-sac within level walking distance of Ballard Lake and local shops. The property has been improved in recent years and now benefits from a modern kitchen and bathroom, two double bedrooms, a spacious sitting/dining room, a private west facing garden with an impressive garden room/home office, and ample off road parking.

- Entrance Hall
- Kitchen
- Sitting/Dining Room
- Two Double Bedrooms
- Modern Family Bathroom
- Impressive Garden Room
- Private West Facing Rear Garden
- Ample Off Road Parking
- Potential For Loft Conversion



The Property

Entrance hall with timber effect flooring, useful storage cupboard and hatch to loft space.

The kitchen has recently been re-fitted and comprises a generous range of shaker style wall and base units with a contrasting timber worktop, a four burner induction hob with an undercounter oven and an extractor fan over, a sink enjoying views over the garden, an integrated dishwasher, a casement door to the rear garden, and space and plumbing for a washing machine. There is also a cupboard housing the Worcester wall hung gas fired boiler.

Family bathroom with fully tiled walls, fully tiled flooring, an extractor fan, a UPVC double glazed window, and modern suite comprising a pedestal wash basin with a mixer tap over, a WC, a chrome ladder style heated towel rail, and a Jacuzzi bath with an independent Triton electric shower over and a folding glass shower screen.

The sitting/dining room is a generous size with a feature fireplace with a timber mantle and a large window overlooking the rear garden.

Both bedrooms are situated at the front of the property and are good sized double rooms with space for storage.





Gardens & Grounds

To the front of the property is a generous area of shingle providing off road parking for multiple vehicles. Twin gates to the side of the property lead to a useful storage shed and the rear garden.

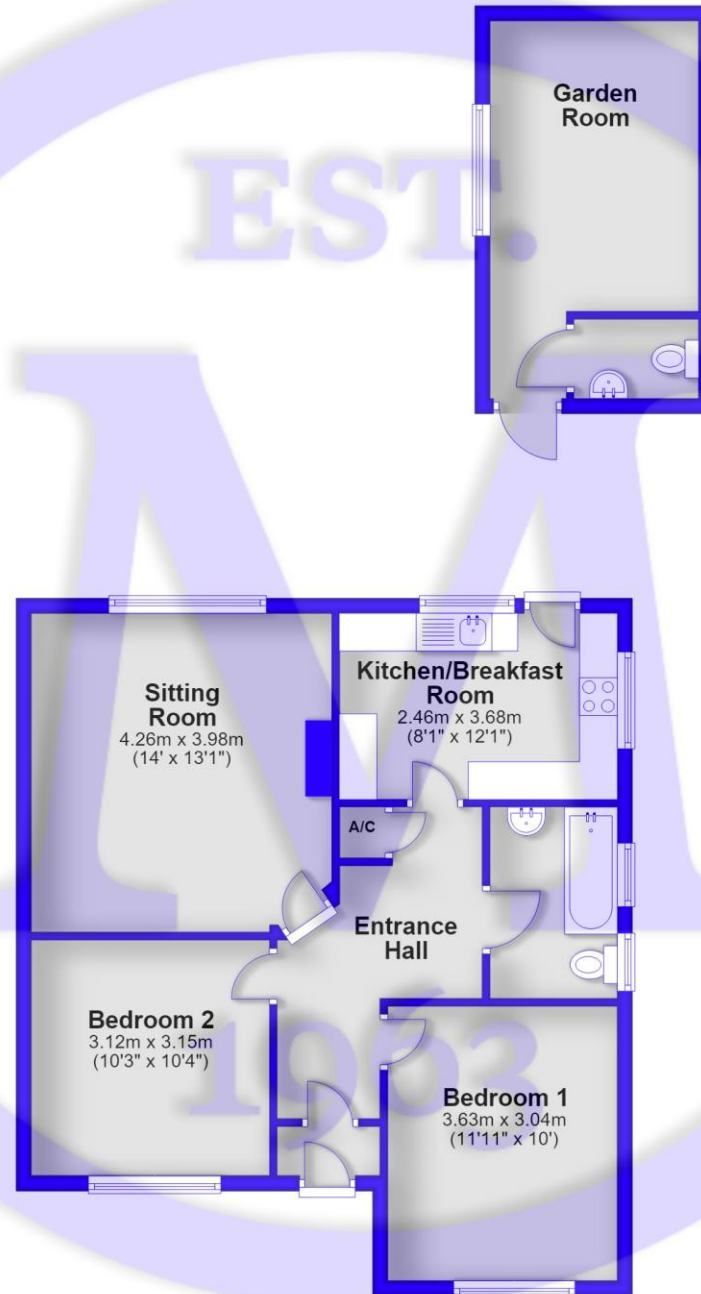
The rear garden enjoys an excellent degree of privacy and a westerly aspect, with an area of lawn and access to the fully insulated garden room/home office, complete with its own WC, power, and light.

Services

- Mains gas, electricity, drainage and water
- Council Tax Band: D
- Energy Performance Rating: D

Floor Plan

Approx. 74.6 sq. metres (803.3 sq. feet)

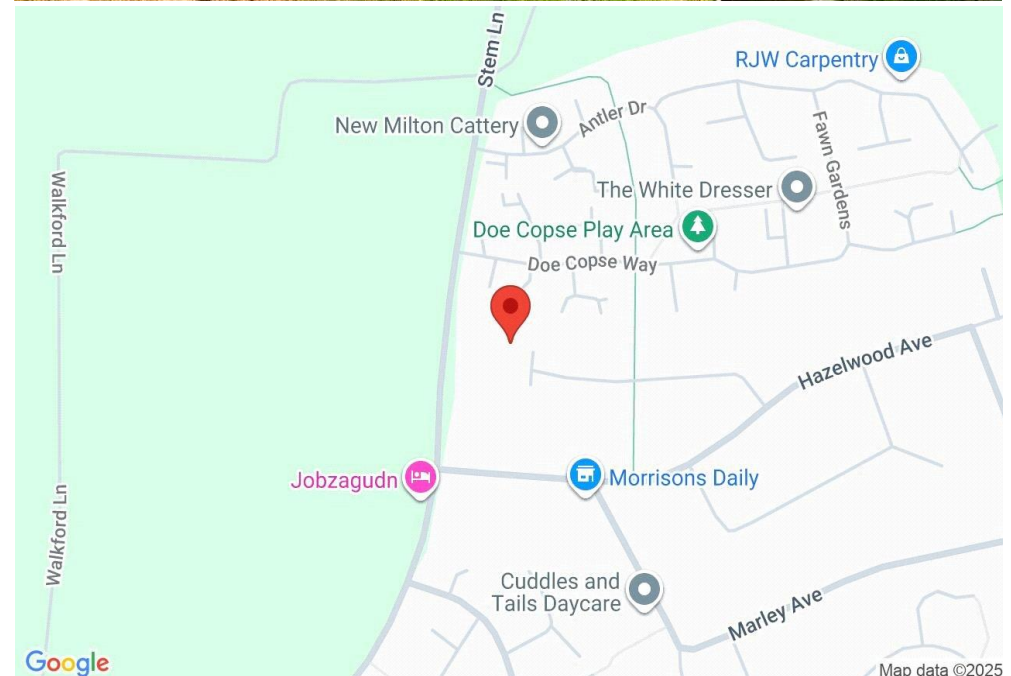


Total area: approx. 74.6 sq. metres (803.3 sq. feet)



Situation

New Milton is a thriving market town situated on the western edge of Hampshire, enjoying a prime location along a picturesque stretch of the Solent coastline. The area offers stunning views across Christchurch Bay to the Isle of Wight and is renowned for its beautiful coastal walks. With a mainline railway station providing direct access to London Waterloo in under two hours, the town is perfectly positioned for commuters and those seeking a coastal lifestyle. New Milton also boasts excellent state and private schools, a 27-hole links-style golf course, and the renowned Chewton Glen Hotel, making it an exceptionally popular destination for those looking to relocate to the coast.





Mitchells.uk.com
info@mitchells.uk.com
01425 616411

Centenary Buildings
8-10 Old Milton Road
New Milton
Hampshire
BH25 6DT

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