



55 Kennard Road, New Milton, BH25 5JT

£659,950

Mitchells
1963 — TODAY



*55 Kennard Road
New Milton
Hampshire
BH25 5JT*

This beautifully presented chalet bungalow is situated just a short walk of New Milton town centre and mainline railway station. The property has been maintained to the highest standard with features including a stunning kitchen/dining room, a ground floor master bedroom with an en-suite, a double aspect sitting room and a beautifully landscaped and secluded west facing garden.

- Entrance Hall
- Sitting Room
- Kitchen/Dining Room
- Bathroom
- Two Ground Floor Double Bedrooms
- En-Suite Shower Room
- First Floor Landing
- Two First Floor Bedrooms
- Driveway
- Private & Secluded Garden



The Property

Entrance hall with Karndean flooring, understairs storage cupboard, Nest central heating controls and stairs to first floor landing.

The kitchen/dining room is a particular feature of this property and has been fitted with a fantastic range of grey wall and base units with a contrasting timber effect worktop, kitchen island with breakfast bar and integrated appliances include a five burner gas hob with extractor fan over, eye level oven, microwave, tall stand up fridge/freezer, dishwasher, washing machine, stainless steel one and a half bowl sink with mixer tap over and drainer, doorway through to the rear garden, double casement doors leading out onto the patio, wall mounted cupboard housing the electrical consumer unit, and a modern radiator.

The sitting room has a bright double aspect, wall mounted TV point, double casement doors onto the patio and rear garden, and has a bright westerly aspect.

The ground floor bathroom has a modern suite comprising a pedestal wash hand basin with mixer tap over and tiled splashback, WC, panel bath with mixer tap over, independent thermostatic shower attachments with glass shower screen, chrome heated towel rail and a UPVC window.

On the ground floor are two spacious double bedrooms both benefitting from a bay window to the front, and the master enjoying its own luxury en-suite shower room.

The en-suite comprises a WC, pedestal wash hand basin with mixer tap over and tiled splashback, walk in shower with thermostatic shower controls and glass shower door, chrome heated towel rail and extractor fan.

Bedroom two is currently used as a separate snug.

On the first floor are two bedrooms both with Velux windows and eaves storage cupboards.

The ground floor is fitted with plantation shutters and Karndean flooring, and a viewing is highly recommended.





Gardens & Grounds

To the front of the property is a shingle driveway giving off road parking for approximately three vehicles.

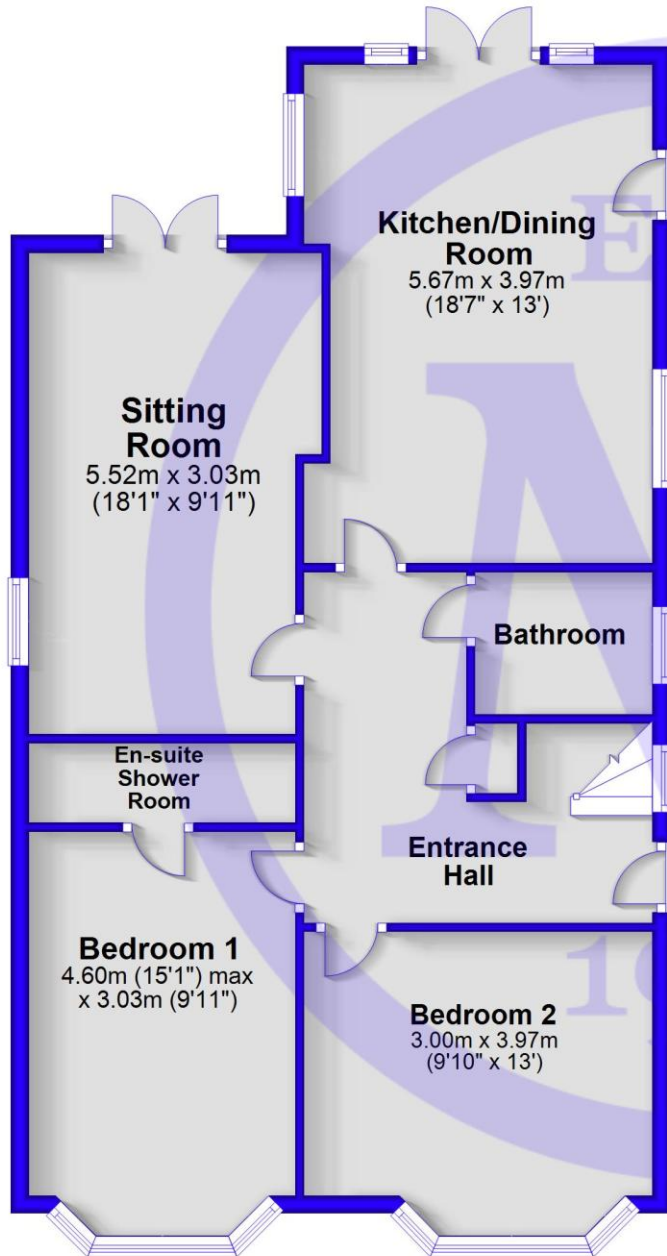
The rear garden has a sunny westerly aspect and is extremely private and secluded with high level fencing and planting, a lovely porcelain patio area, raised beds and a large area of lawn.

Services

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

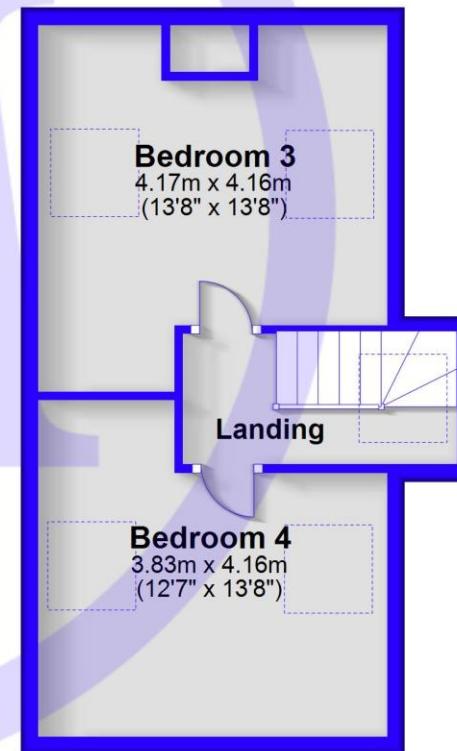
Ground Floor

Approx. 86.5 sq. metres (930.7 sq. feet)



First Floor

Approx. 33.3 sq. metres (358.1 sq. feet)



Total area: approx. 119.7 sq. metres (1288.8 sq. feet)

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 first turning left into Avenue Road. At the end bear right into Kennard Road where the property will be found towards the end on the left hand side.





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