



*4 Mount Avenue, New Milton, BH25 6NS*

£425,000

**Mitchells**  
1963 — TODAY







*4 Mount Avenue  
New Milton  
Hampshire  
BH25 6NS*

A three bedroom detached family house situated in a fantastic location within easy reach of New Milton town centre, mainline railway station and local schools. The property offers excellent scope for further extension, if required, and sits on a good sized plot with a private aspect to the rear. Other features of the property include a good size sitting/dining room, separate family room, utility room, ground floor cloakroom, off road parking and the property is offered with no forward chain.

- Porch
- Entrance Hall
- Sitting/Dining Room
- Family Room
- Kitchen
- Utility Room
- Cloakroom
- Landing
- Three Bedrooms
- Bathroom
- Off Road Parking
- Garage
- Private Gardens



## The Property

UPVC double glazed entrance porch with tiled flooring

Entrance hall with stairs to the first floor, meter cupboard and understairs storage cupboard

Good sized sitting/dining room with an outlook to the front.

Separate triple aspect family room with casement doors onto the patio and a lovely private outlook over the rear garden.

Kitchen fitted with a range of timber effect wall and base units with contrasting worktop, timber edging and an inset sink unit with mixer tap over, integrated oven, microwave, gas hob and extractor fan, Potterton gas fired boiler concealed in cupboard, part tiled walls and an outlook over the rear garden.

Useful separate utility room with a range of wall and base units with access to the rear garden.

Cloakroom with WC and wash hand basin.

First floor landing with trap to the roof space and double airing cupboard.

Three bedrooms, two with built in wardrobes.

Fully tiled bathroom comprising a walk in bath with shower attachment over, wash hand basin with storage beneath and separate WC.







## *Gardens & Grounds*

The property sits on a good size mature plot with the front garden mainly laid to lawn, with a shingle driveway providing off road parking and leading to the attached garage with up and over door, power and light and personal door through to the utility room.

Adjoining the rear of the property is an area of textured paved patio with the remainder mainly laid to lawn with mature flowers and shrubs, ornamental fishpond, timber garden chalet and a good degree of privacy and seclusion.

## *Services*

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



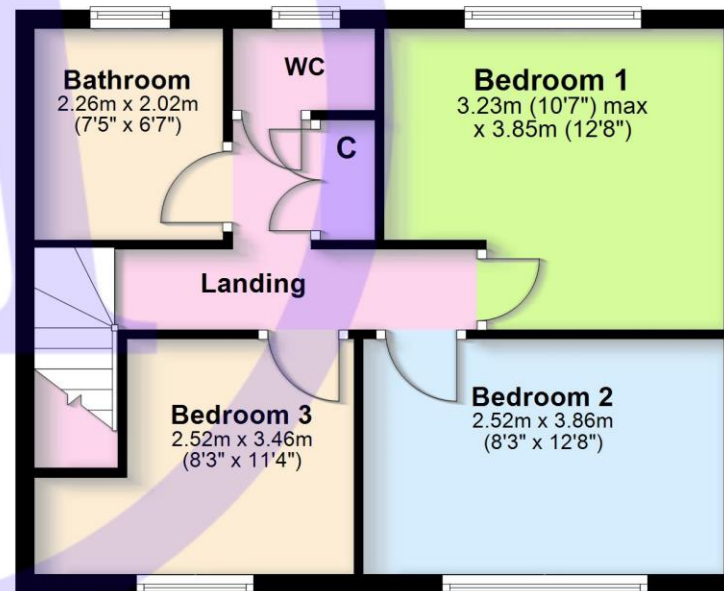
## Ground Floor

Approx. 84.1 sq. metres (905.6 sq. feet)



## First Floor

Approx. 43.5 sq. metres (467.9 sq. feet)



4 Mount Avenue, New Milton



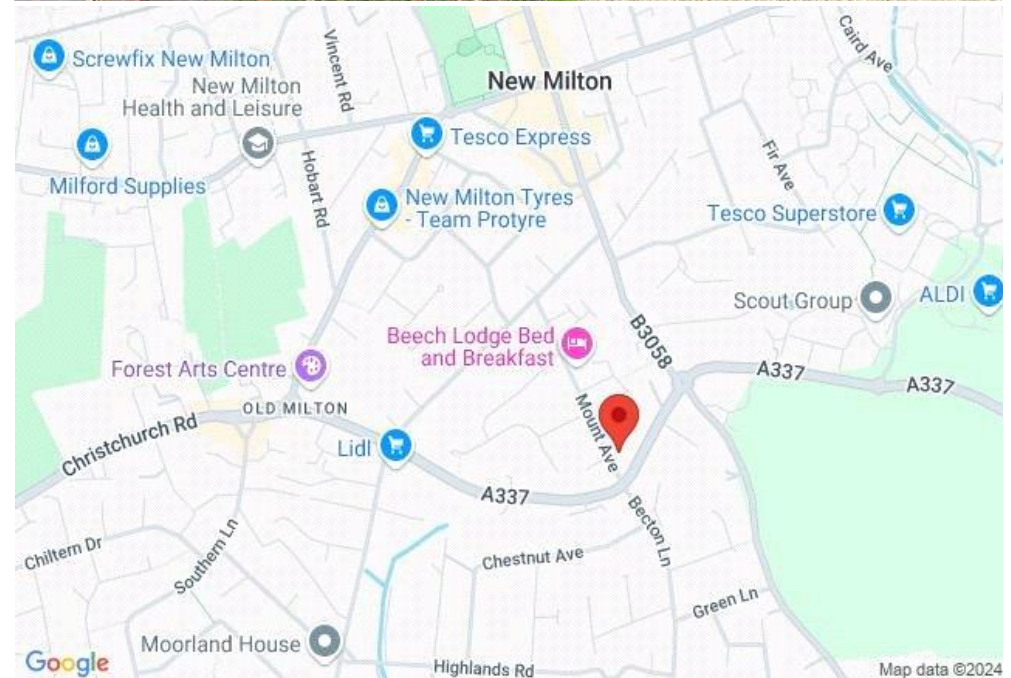


## Situation

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 right at the traffic lights and proceed down Station Road. Take the second right into Barton Court Road, first left into Mount Avenue where the property will be seen after a short distance on the left hand side.







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