



10 Greenways Road *Brockenhurst, SO42 7RN*

SPENCERS
NEW FOREST





10 GREENWAYS ROAD

BROCKENHURST • NEW FOREST

A delightful three-bedroom end of terrace house set in an exclusive cul-de-sac location close to the heart of Brockenhurst Village with all its amenities and mainline station.

£518,000



3



2



1





The Property

Enjoying a highly convenient position close to all the amenities and facilities of the village, this well-appointed family home features an attractive façade with Georgian style windows and part tile hung walls under a pitched roofline.

The principal living accommodation centres around a spacious 25 ft triple aspect sitting/dining room extending the full depth of the house and overlooking the front and rear garden areas.

Set off the dining area is a kitchen fitted with both low and eye level units, integrated appliances and which also boasts a door opening onto the rear terrace and garden. There is also a WC and large storage cupboard to this level.

To the first floor, a landing area links to the principal bedroom with built-in double wardrobes, two further bedrooms and a family bathroom.

*NB The property offers the potential to convert the existing loft space and create further living/bedroom accommodation (subject to the necessary planning consents being granted).



Floor Plan

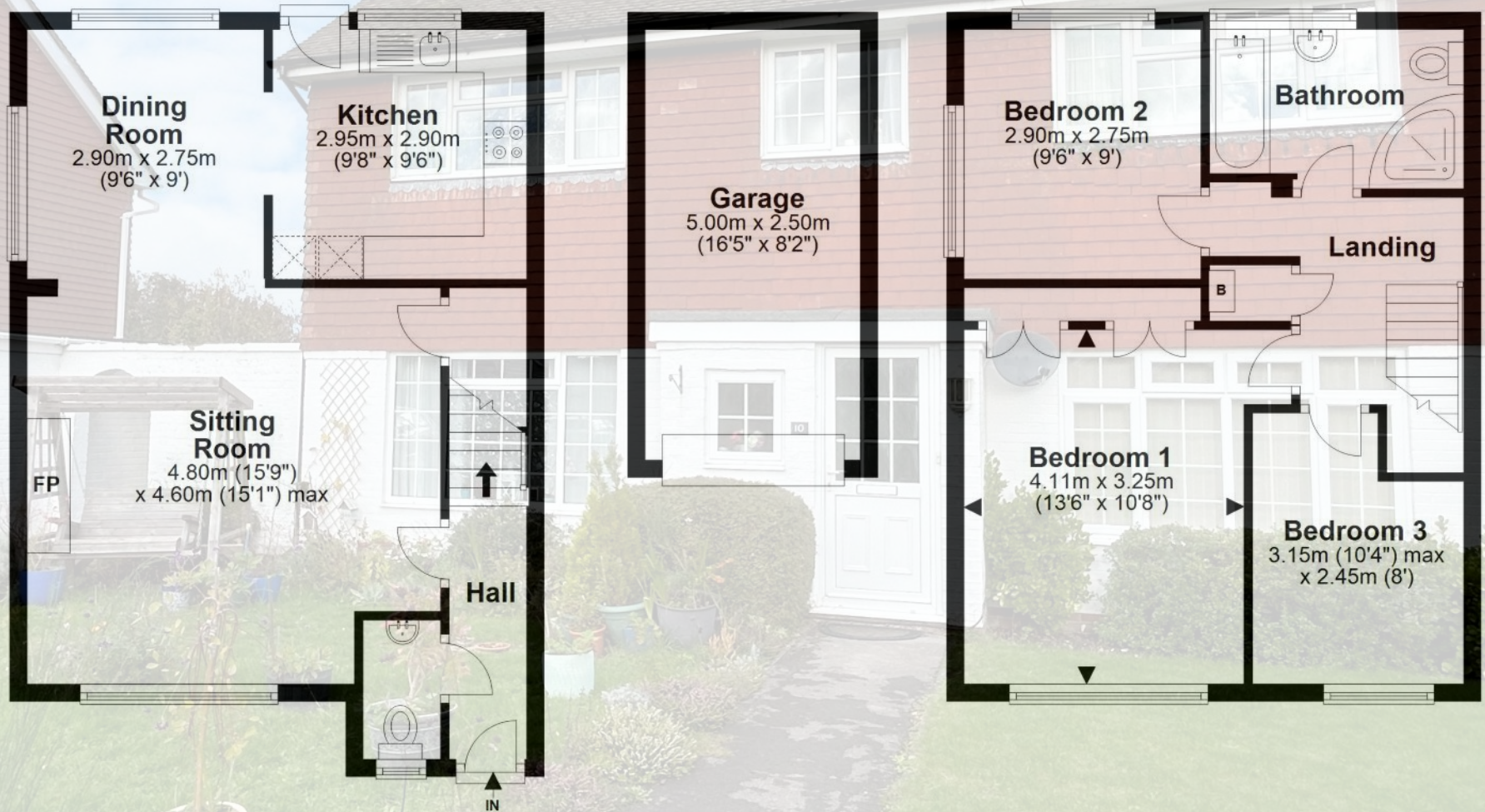
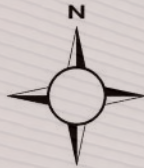
Approx Gross Internal Areas

House: 89.4 sqqm / 962.3 sqft
Garage (in separate block): 12.5 sqqm / 134.5 sqft

Total Approx Gross Area: 101.9 sqm / 1096.8 sqft

Ground Floor

First Floor





Grounds and Gardens

An area of lawn with planted borders wraps around the front and side of the property. A pathway across the lawn leads to an entrance porch and front door, with a second pathway to the side. From here, an arched gateway set into a wall provides access to the rear garden which is mainly laid to lawn with a border planting flanking the garden.

Adjoining the rear of the property and linking to the garden is a sun terrace accessed from the kitchen door and provides an ideal space for outdoor dining.

Tucked into the corner of the rear garden is a useful timber shed. The property further benefits from a garage in a nearby block.

Directions

From the centre of the village of Brockenhurst, proceed to the end of the high street along Brookley Road and on reaching the "T" junction turn left onto the Lyndhurst Road. Greenways Road is the first turning on the right and the property can be found at the end of the cul-de-sac on the left hand side.

Services

All mains services connected

Tenure: Freehold

Council Tax Band: D

Energy Performance Rating: C Current: 69 Potential: 82

Important Information

Spencers of The New Forest would like to point out that all measurements set out in these particulars are approximate and are for guidance only. We have not tested any apparatus, equipment, systems or services etc and cannot confirm that they are in full efficient working order or fit for purpose. No assumption should be made as to compliance with planning consents or current usage. Nothing in these particulars is intended to indicate that any carpets or curtains, furnishings or fittings, electrical goods (whether wired or not), gas fires or light fittings, or any other fixtures not expressly included form any part of the property being offered for sale. Whilst we endeavour to make our sales particulars accurate and reliable, if there is any point which is of particular importance to you, please contact us and we will be happy to confirm the position to you.





Situation

The property is located on one of the sought after cul-de-sacs of Brockenhurst village, within easy reach and a level walk of a number of shops and restaurants on Southampton Road and the nearby village centre. Brockenhurst lies in the heart of the forest between Lyndhurst (4 miles) and the Georgian market town of Lymington (5 miles). The village offers a thriving community, a highly regarded primary school, popular tertiary college and the renowned 18 hole Brockenhurst Golf Club. The mainline railway station is situated within walking distance, giving direct access to London Waterloo in approximately 90 minutes.

The picturesque village of Beaulieu lies 7 miles to the east with the marina of Bucklers Hard on the Beaulieu River. Approximately 4 miles to the south is the Georgian market town of Lymington with its extensive yachting facilities, its famous Saturday county market and ferry service to Yarmouth, Isle of Wight.





For more information or to arrange a viewing please contact us:

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