



April Cottage

Queens Parade, Lyndhurst, SO43 7AH

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APRIL COTTAGE

QUEENS PARADE • LYNDHURST

A superb two bedroom property set in a popular location within walking distance of Lyndhurst High Street. The property has been well maintained and further benefits from a double garage and an attractive walled rear garden.

The property is available with no onward chain.

£420,000



2



1



1





The Property

The entrance leads into a hallway which in turn leads to the sitting room and kitchen, with a w/c and stairwell ascending to the first floor.

The sitting room is a good size, accommodating a small dining table and chairs, with an attractive feature electric fireplace, portrait window and patio doors leading into the conservatory at the rear.

The kitchen is set to the front of the property overlooking the front garden and is fitted with a comprehensive range of modern wall and base units, tiled splash backs and wooden work surfaces with inset sink unit and an electric hob with extractor hood set overhead and integral oven and grill. There is space for a fridge/freezer, dishwasher and washing machine. There is also a new wall-mounted boiler.



To the first floor, a landing area links to the principal bedroom which is set to the rear of the property with two windows overlooking the rear garden, incorporating a built-in sink, w/c and bidet, which could easily be separated by a stud wall affording a greater deal of privacy.

Bedroom Two is found to the front of the property and has built-in cupboards. A family bathroom comprising a bath with shower over, pedestal wash basin and w/c completes the first floor accommodation.

Grounds & Gardens

The front garden is walled and laid to patio, accessed via a metal gate. The rear garden is also walled, leading down to the double garage. The garden is well-stocked with a variety of mature shrubs, trees and plants and is very quiet and private.

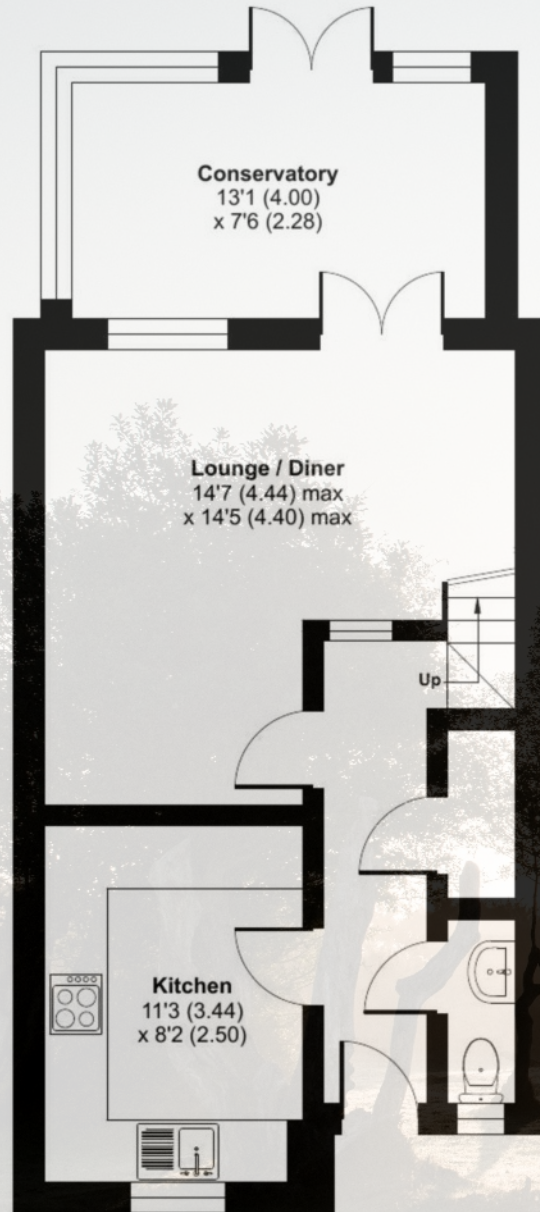
Queens Parade, Lyndhurst, SO43

Approximate Area = 843 sq ft / 78.3 sq m

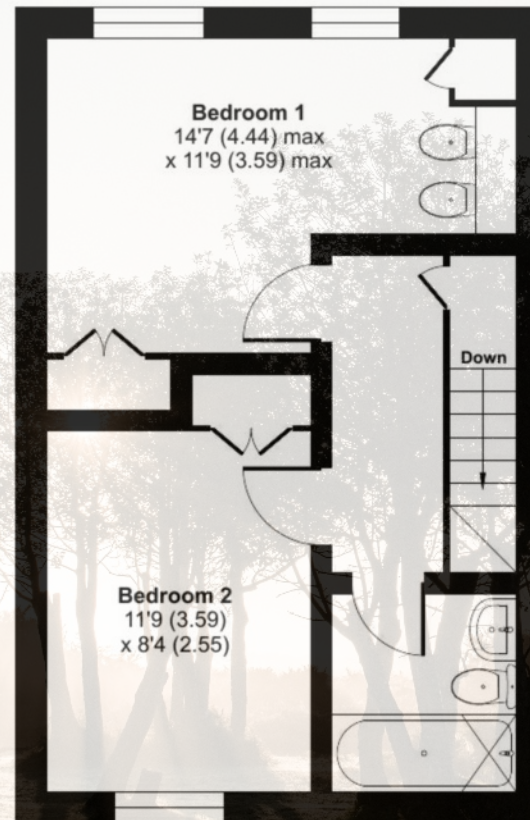
Garage = 189 sq ft / 26.8 sq m

Total = 1132 sq ft / 105.1 sq m

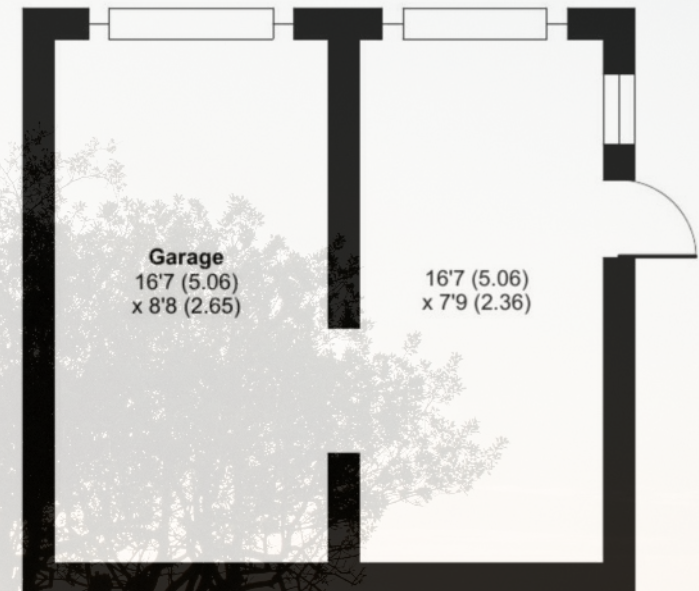
For identification only - Not to scale



GROUND FLOOR



FIRST FLOOR





Directions

From our office in Brockenhurst turn left and proceed up Brookley Road, taking the first turning on the left into Grigg Lane. Continue to the end of Grigg Lane and turn left onto the Lyndhurst Road. Continue along the road for approximately three miles until you are about to enter the one way system at Goose Green. Continue over the road into the one way system. Move into the left hand lane and, at the traffic lights turn left onto the A337 signposted Southampton M27. Follow the road for a short distance and turn right into Queen's Parade. The property can then be found on the right hand side.

Important Notice

Spencers Property 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 for 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.





Additional Information

Tenure: Freehold

Council Tax Band: C

Energy Performance Rating: D Current: 68 Potential: 83

Property Construction: Standard Construction

Services: Mains gas, electric, water and drainage

Gas Central Heating

Flood Risk: Very Low

The property does not currently have a broadband connection.

Mobile signal/coverage: No known issues, buyer to check with their provider

Situation

Lyndhurst has been known as the capital of The New Forest since William the Conqueror established it as a royal hunting ground in 1079, with Kings and Queens staying at the Royal Manor throughout the centuries.

Lyndhurst is also home to the Forestry Commission and the Verderers' Court (Verderers are the guardians of the forest's rights and therefore protectors of the forest landscape).

The delightful High Street offers an eclectic mix of boutique shops and everyday stores including an old-fashioned sweet shop and award-winning butchers, as well as an art gallery, a vintage interiors shop and a Ferrari and Maserati showroom. There are numerous places to eat out, ranging from popular country inns, such as The Royal Oak at Bank (a hamlet within the parish boundary) to Lime Wood, a country house hotel with a highly regarded restaurant and luxurious spa.



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

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