



36 AUCKLAND AVENUE • BROCKENHURST • SO42 7RS

£650,000

A beautifully presented three bedroom semi-detached house that has recently undergone extensive refurbishment and extension, offering spacious and versatile living accommodation, with the benefit of a good size westerly facing rear garden and driveway parking for ample driveway parking.

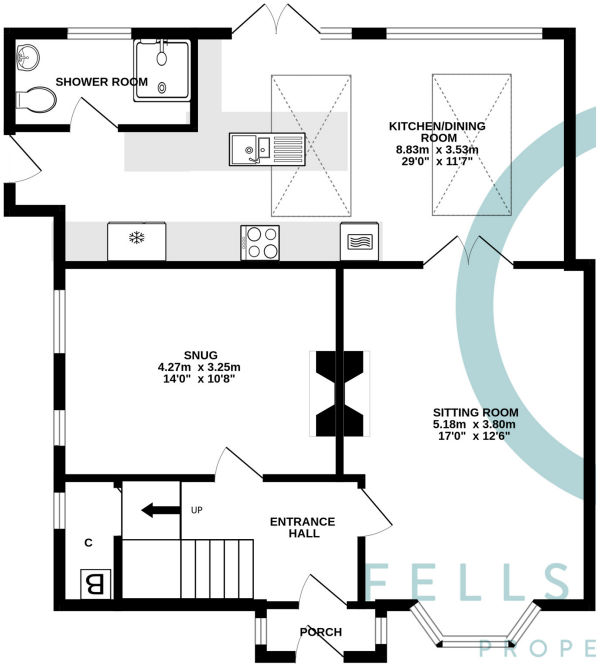


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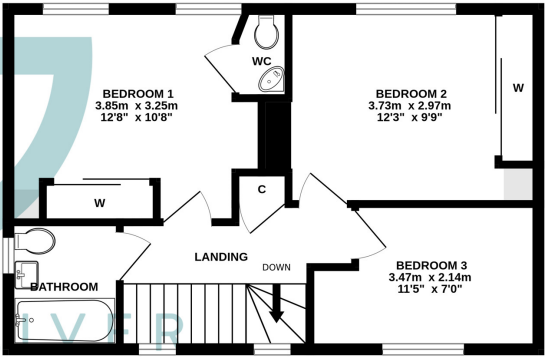
PROPERTY EXPERTS

Est.1988

GROUND FLOOR
72.5 sq.m. (780 sq.ft.) approx.



1ST FLOOR
41.4 sq.m. (445 sq.ft.) approx.



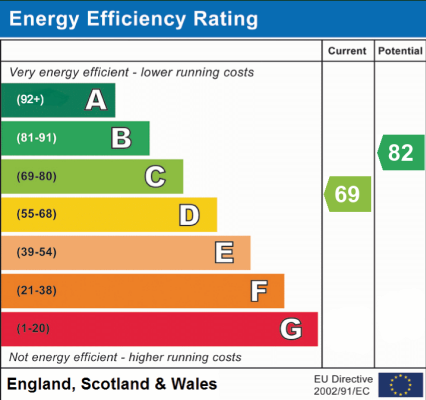
TOTAL FLOOR AREA : 113.8 sq.m. (1225 sq.ft.) approx.
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Property Specification

- Beautiful kitchen/diner with breakfast bar and french doors leading out to the rear garden
- Snug/ground floor bedroom four
- Large sitting room with wood burner
- Ground floor shower room

- Master bedroom with potential en-suite cloakroom/walk-in wardrobe/storage
- Two further first floor bedrooms
- Recently fitted family bathroom
- Well established westerly facing rear garden

- Driveway parking for at least two vehicles
- Within level walking distance of the village centre, train station and local amenities
- Recently undergone extensive refurbishment and extension with new carpets



Description

This beautifully presented three bedroom semi-detached house offers spacious accommodation and has recently undergone refurbishment and enlargement. This is also scope for further extension to the side (STPP).

Entrance porch with front door leading into the hallway with window to the front aspect. Cloaks cupboard housing the gas fired central heating boiler with window to the side aspect. Opening through to the family room with two windows to the side aspect. Door from the hallway into the sitting room which is a lovely room with inset wood burner with wooden mantle piece and hearth and bay window to the front aspect. Double doors opening through to the beautiful kitchen/dining room. Vast range of floor and wall mounted cupboards and drawer units with worktop, incorporating a large peninsular breakfast bar with inset ceramic sink with mixer tap. Bosch eye level electric double oven with extractor over. Space for American style fridge freezer, under counter space for washing machine and tumble dryer, pedestrian door to the side aspect. Dining area with ample space for dining table and chairs. Two roof lanterns, door from kitchen area into the shower room which comprises a wash hand basin with mixer tap, low level w.c., obscure window to the rear aspect.

First floor landing with window to the front aspect and hatch giving access to the loft space. Master bedroom with built-in wardrobe with sliding doors and separate walk-in cupboard, door into the potential en-suite cloakroom, which has a wash hand basin and low level WC (which would need plumbing in). This space would also make an ideal walk-in wardrobe/storage as an alternative to being used as an en-suite. Bedroom two with range of built-in wardrobes with sliding doors and a built-in cupboard and shelving to one side,

window to the rear aspect overlooking the rear garden. Bedroom three with storage alcove and window to the front aspect. Family bathroom comprising a panelled bath unit with electric shower over and feature panelled glass shower screen, inset wall mounted wash hand basin with mixer tap and vanity storage beneath, low level w.c., heated towel rail, fully tiled walls and floor, obscure window to the side aspect.

Outside to the front, there is a double width open shingle driveway providing parking for at least a couple of vehicles. Adjoining the driveway is a lawned area with flower and shrub borders and the boundaries are fenced. Wooden pedestrian gate leading through to the small area of side garden which is paved and lawned, providing a seating area, and there is a timber garden shed. The well established rear garden is a good size and westerly facing and mainly laid to lawn with flower and shrub borders to either side. There is an area of paved terrace which runs along the rear and side of the house proving ample room for table and chairs and alfresco dining. There is a large expanse of lawn and a summerhouse at the rear of the garden with a paved area in front, again with room as a seating area. The rear garden is fenced to all sides.

The property is conveniently located within a short level walk of Brockenhurst village centre, in the heart of the New Forest, close to shops and amenities. The village offers a mainline railway station with direct links to London Waterloo in approximately 90 minutes. To the north is the village of Lyndhurst and Junction 1 of the M27 motorway which links to the M3, giving access to London.









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