



34 Princes Crescent

*Lyndhurst, SO43 7BS*

SPENCERS  
NEW FOREST





# 34 PRINCES CRESCENT

LYNDHURST • NEW FOREST

*A superb three-bedroom detached family home set in a prime position on one of Lyndhurst's most desirable roads, with a footpath to the rear leading out to the open forest and walking distance to the High Street. The property offers accommodation circa 1281 sq ft with two generous reception rooms and 3 double bedrooms. Further benefits include a detached garage with off street parking. Offered with no forward chain.*

£650,000



3



2



1





## The Property

A covered storm porch set over the side entrance and driveway provides access to a generously-proportioned entrance hall with both reception rooms set off here, stairs lead up to the first floor with useful under-stairs cupboard and ground floor WC.

The sitting room benefits from dual aspect windows, one of which is a feature bay window with lovely southerly front aspects, and stunning marble effect fireplace with ceramic tiled hearth.

The kitchen/dining room sits across the rear of the property overlooking the private garden with door leading out to the rear and garage. The kitchen is fitted with a range of storage units and co-ordinating worksurfaces with an integral fridge/freezer, oven, gas hob and space for a washing machine.



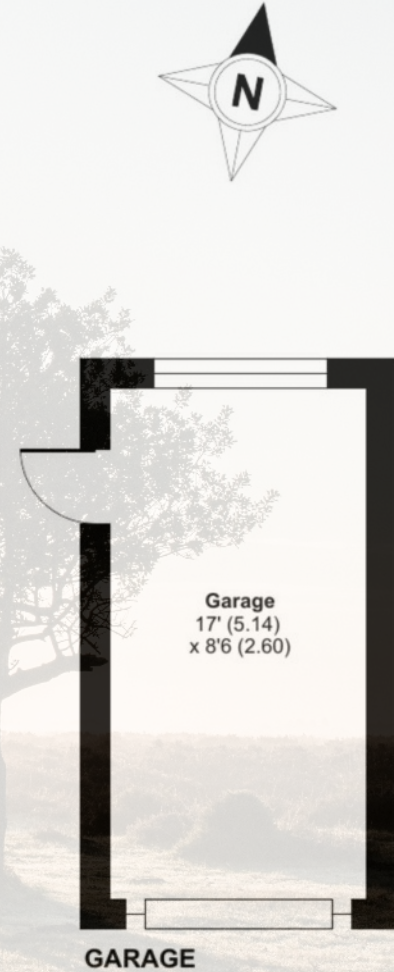
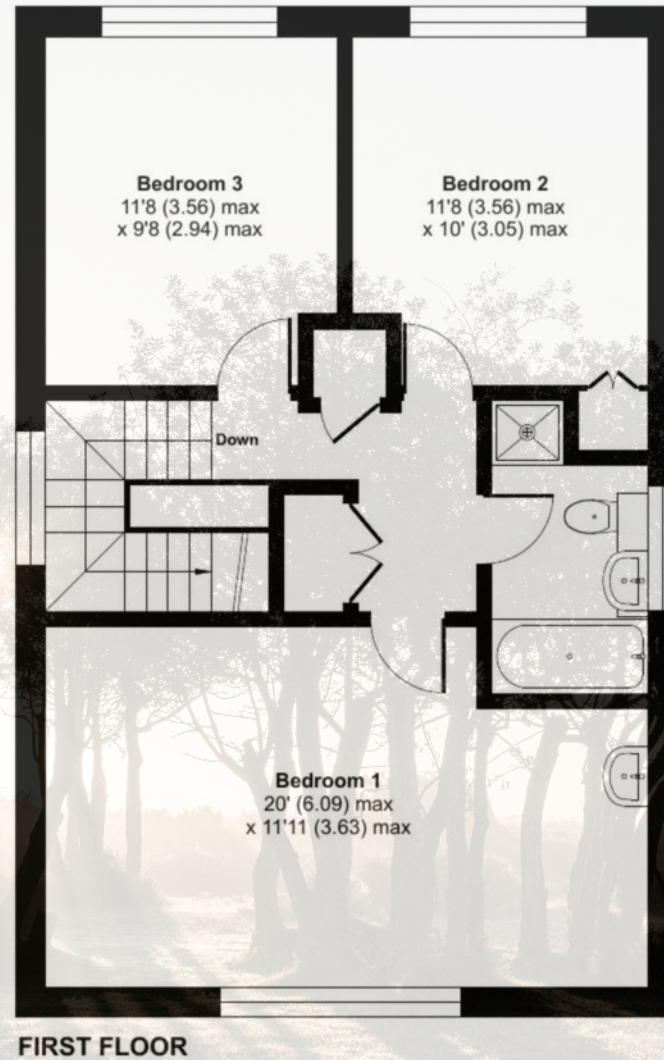
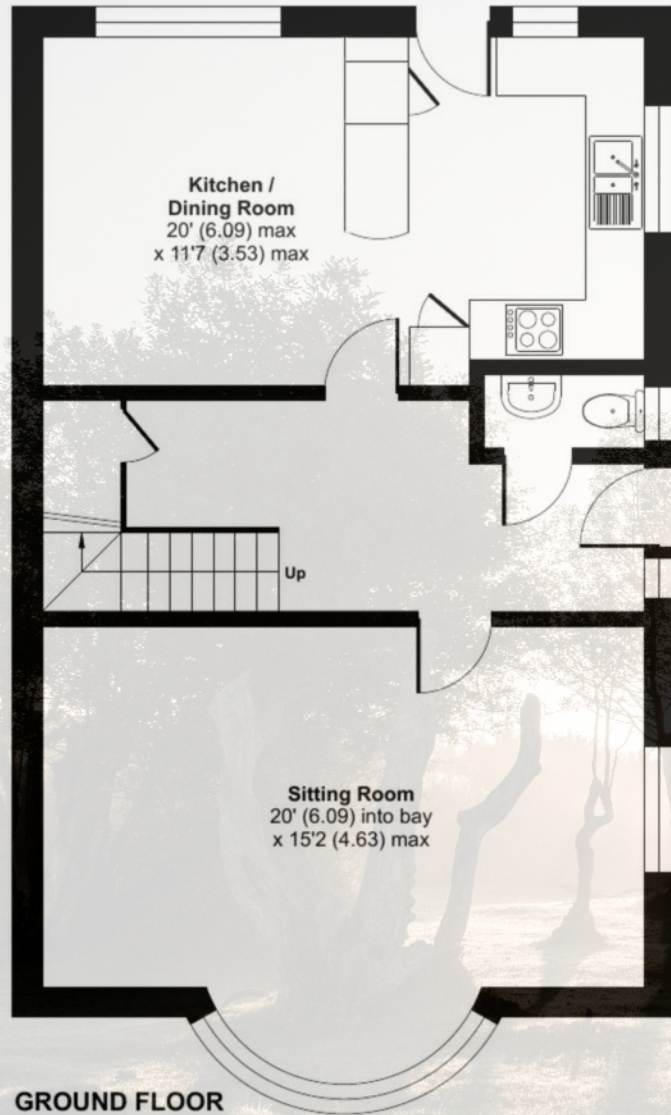
# 34 Princes Crescent, Lyndhurst, SO43 7BS

Approximate Area = 1281 sq ft / 119 sq m

Garage = 145 sq ft / 13.4 sq m

Total = 1426 sq ft / 132.4 sq m

For identification only - Not to scale





## The Property Continued...

The first floor landing provides access to the three double bedrooms with large airing cupboard and another good sized cupboard. The principal bedroom is set across the full width of the property with elevated views to the front. Bedrooms one and two both benefit from a wash basin. Bedroom one with further scope to install an ensuite potentially. A family bathroom with separate shower cubicle and bath supports the bedrooms.

## Grounds & Gardens

To the front of the property a large driveway provides off street parking for several vehicles and access to the detached garage and side entrance to the property. Access either side of the property lead to a low maintenance and enclosed rear garden which is predominantly laid to lawn. A real feature of the property is a gate to the rear which leads to a footpath granting direct access into the forest.

## Directions

From Lyndhurst, proceed down the High Street onto the A35 Southampton Road, passing Bolton's Bench on your right and La Pergola restaurant on your left. Follow the road for a short distance and take the second left hand turning into Princes Crescent. The property can then be found towards the head of the apex on the right hand side.





## Additional Information

Tenure: Freehold

Council Tax Band: E

Energy Performance Rating: D Current: 56 Potential: 73

Property Construction: Standard Construction, brick built

Services: All mains connected

Conservation Area: Lyndhurst

Superfast broadband with speeds of up to 66 Mbps is available at the property (Ofcom)

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

## Situation

Princes Crescent is a highly sought-after location, just 50 yards from the open forest and around a quarter of a mile from Lyndhurst High Street. The village offers a good range of shops, along with a well-regarded primary school, historic church and visitor centre. The nearby village of Brockenhurst provides additional amenities, including a mainline rail service to London Waterloo (approximately 90 minutes). Set on a quiet road, 34 Princes Crescent offers a good level of privacy while still being close to a well-connected and active community.

The M27 (Junction 1) at nearby Cadnam affords easy access to both Bournemouth, Southampton, Salisbury and the M3 Motorway network.

## Important Notice

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 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.



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

Holbrook House, 56 Brookley Road, Brockenhurst SO42 7RA

T: 01590 622 551 E: [brockenhurst@spencersproperty.co.uk](mailto:brockenhurst@spencersproperty.co.uk)

[www.spencersproperty.co.uk](http://www.spencersproperty.co.uk)