

WOODLANDS AVENUE

ROWLANDS CASTLE | HAMPSHIRE | PO9 6FA



£460,000
Freehold

- Stunning Semi-Detached Residence
- Charming Rowlands Castle Village Location
- Feature Garden Room Extension
- Three Bedrooms
- Family Bathroom plus En-Suite Shower Room
- Stylish Kitchen with Breakfast Area
- Attractive Rear Gardens
- Two Parking Spaces





In Brief

We are delighted to bring to the market, this stunning Three Bedroom Semi Detached residence, located within an attractive new development within easy walking distance of Rowlands Castle village centre, whilst adjoining miles of open countryside on the borders of the South Downs National Park. With its quaint village green and shops, main line rail service to London (Waterloo), superb members golf club and the many countryside walks nearby, the location is perfect for those looking for modern community living. From the moment you walk into the welcoming reception hall you will sense a modern, contemporary, yet cozy feel and design to the property. A downstairs cloakroom is located off the hallway for convenience and a bright, stylish kitchen with breakfast area is located opposite. The generous and versatile living room is complimented by a fantastic 'garden room' extension, perfect for family dining or just relaxing and enjoying the truly beautiful view of the rear garden. Upstairs are three bedrooms, with the primary boasting a personal en-suite shower room. Also noting the front bedroom window has a great view of the magnificent Oak tree on the green. A modern family bathroom completes the upper accommodation. Outside to the rear, the garden is laid mainly to lawn with established shrubs and pretty flowers - and is enclosed by wood panel fencing. Adjacent to the property is a paved patio area which extends to the side providing a lovely area for entertaining and 'al fresco' dining. The property comes with two parking spaces, which are located at the rear. The front garden has a small lawned area, with attractive shrubs and hedging - and a paved pathway leads up to the front door. All in all, a perfect purchase for those seeking a property that offers low maintenance, stylish accommodation, private parking and a tranquil garden, all located in a charming village setting.

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KEY FACTS

Tenure : Freehold

Estate Service Contribution Fee : £234.67 per 6 months

Council Tax : Band D

EPC : B



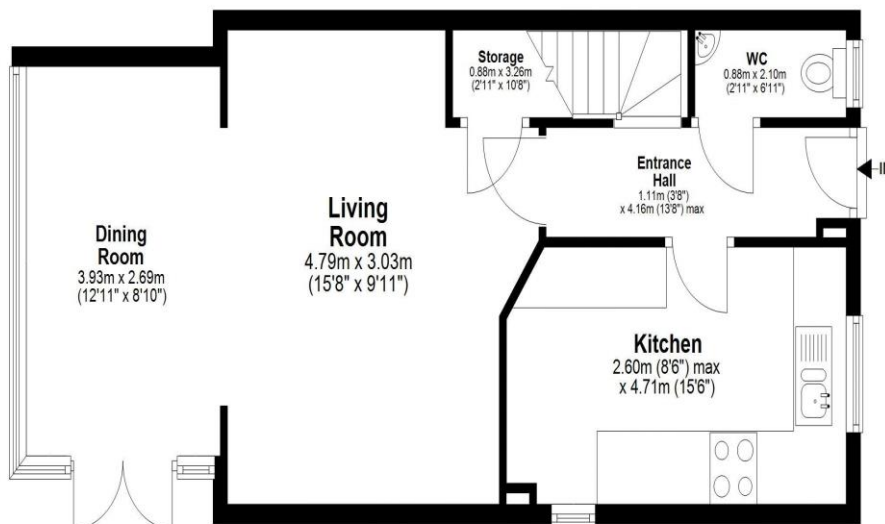
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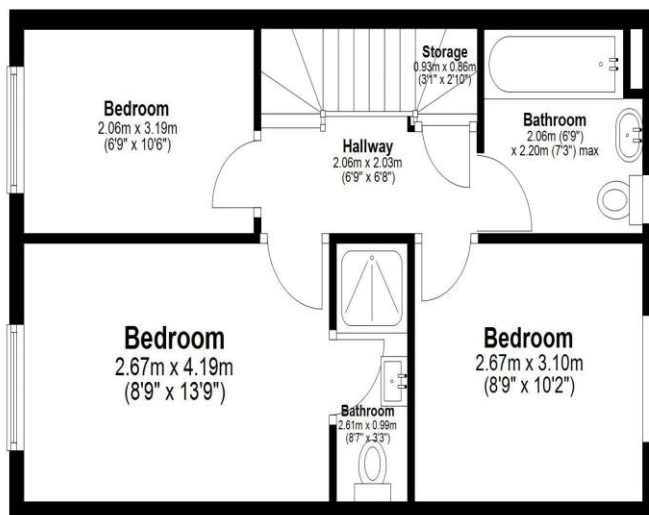
Ground Floor

Approx. 52.1 sq. metres (560.3 sq. feet)



First Floor

Approx. 41.1 sq. metres (441.9 sq. feet)



Total area: approx. 93.1 sq. metres (1002.2 sq. feet)

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7/9 Stanley Street,
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