



**Ashdown Road**  
Fawley, Southampton  
Asking Price Of **£360,000**



- DETACHED BUNGALOW
- NEWLY FITTED KITCHEN/DINER
- 3 BEDROOMS
- GOOD SIZE REAR GARDEN

**EPC Rating**

TBC



## Property Description

### ENTRANCE HALL

As you enter the property through the glazed UPVC front door the hallway has a radiator, useful storage cupboards and there is space for hanging coats. The hallway has doors leading to the lounge, kitchen /diner, the downstairs shower room and to the 2 downstairs bedrooms. The hallway has had new vinyl wood effect flooring fitted, matching the kitchen/diner.

### LOUNGE 17' 00" x 11' 05" (5.18m x 3.48m)

This spacious lounge has natural wood flooring and a large bay window to the front of the property which makes this a lovely light and bright room. There is plenty of room for sofas and lounge furniture, and there is an attractive wood burner and fireplace with grey slate hearth.

### KITCHEN/DINER 18' 04" x 13' 04" (5.59m x 4.06m)

The newly fitted kitchen/ diner has triple aspect windows and patio doors leading to the rear garden, making this is another lovely light and bright room.





It has been tastefully fitted with modern white units and worktops, and attractive pale grey metro tiled splashbacks. The ceiling is fitted with spotlights and the vinyl wood effect flooring completes the look. There is a central kitchen island with matching cupboards and shelving under, a wooden worktop and seating space for bar stools. There is good range of wall and base units, as well as a full height cupboard which houses the boiler. There is a built in Neff double oven, hob and extractor fan, a 1 1/2 bowl sink and drainer with chrome mixer tap and space for a fridge/freezer. There is space and plumbing for a washing machine, and space for a tumble dryer, additional cupboards and room for a kitchen table and chairs.



**BEDROOM 2** 13' 08" x 7' 09" (4.17m x 2.36m)  
The first of 2 downstairs bedrooms, this room has a rear aspect window overlooking the garden, and has a useful built in wardrobe.

**BEDROOM 3** 10' 00" x 10' 03" (3.05m x 3.12m)  
This downstairs bedroom has a window to the front of the property. and is a good size, and is currently set with a double bed, wardrobe and additional furniture.

**DOWNSTAIRS BATHROOM** 6' 00" x 5' 05" (1.83m x 1.65m)

Currently used as a wet room, there is a privacy window to the side of the property. The room is fully tiled and has a fitted rainfall shower, a modern low level W.C and a white wash hand basin.



**BEDROOM 1** 11' 11" x 10' 07" (3.63m x 3.23m)  
Bedroom 1 is upstairs and has a window overlooking the front garden, and a small window to the side. There are under eaves storage cupboards and the room has it's own en-suite shower room.

**ENSUITE** 7' 03" x 5' 08" (2.21m x 1.73m)  
The ensuite shower room as a quadrant shower cubicle with electric shower, and a modern white W.C and pedestal wash hand basin. The walls are part tiled and the floor is tiled, and the privacy window allows natural light into the room.



#### FRONT OF PROPERTY

The front of the property is mostly hardstanding with space for parking several cars. There is a wall to one side and there is an attractive border which has been planted with shrubs to the other side. There is a large side access leading to the main entrance, and further to the back garden.



## REAR GARDEN

The enclosed rear garden is a good size and is accessed from the kitchen/ diner patio doors. There is a good sized patio area, and the remaining garden is laid mostly to lawn. There is a part covered, wooden pergola, with further hard standing and there is a useful storage shed and a greenhouse. There are mature shrubs and trees and raised beds, and there is a side gate giving access to the front of the property.

## PROPERTY INFORMATION

This detached bungalow has a lot to offer. With a newly fitted kitchen/diner and a good sized lounge, the bungalow offers versatility with 2 downstairs bedrooms, and a downstairs wet room/ shower room. Upstairs there is a further bedroom with it's own ensuite shower room. Outside there are good sized front and rear gardens. All front windows, and some at the back have been replaced last year, including the patio doors.

In need of a little updating in some rooms, this would make a lovely home for a family, or for a young or retired couple.

Ashdown Road is a popular street in the sought after village of Fawley, with The New Forest National Park, and local beaches nearby. There are good schools, amenities and transport links, making this a great place to live. An early viewing is recommended.



Whilst every attempt has been made to ensure the accuracy of the description contained here, measurements of rooms, windows, doors and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as a guide only. prospective purchasers. The accuracy, content and appearance of this plan and any other information is not guaranteed. As to their availability or accuracy can be given. Made with Metagor CC024

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