



**Chestnut Avenue, Meon Vale, CV37 8FP**

**Guide price £340,000**

 **KING**  
HOMES



This modern three-bedroom family home, located in the sought-after area of Meon Vale, offers spacious living in a peaceful yet convenient location. The property features a private driveway with off-road parking for up to two cars, along with access to the single garage. Upon entering, you are greeted by a welcoming hallway with stairs leading to the first floor. The hallway offers access to the light-filled kitchen diner, which boasts a breakfast bar and a door to the utility room. The utility room also benefits from a convenient W/C and provides access to the rear garden.

To the opposite side of the hallway, you'll find the generous lounge, with windows to both the front and side, allowing natural light to flood the space. Double doors lead directly to the rear garden, perfect for entertaining or relaxing.

Upstairs, you'll find three good-sized bedrooms. The master bedroom is complemented by its own en suite shower room, while the remaining bedrooms share a well-appointed family bathroom.

Externally, the rear garden is laid to lawn with a paved patio area, ideal for outdoor dining and enjoying the sunny days. A gate provides access to the side of the property, where you'll find the garage, accessible via an up-and-over door.

This home offers a perfect balance of comfort and functionality, ideal for family living.



## **Ground Floor**

### **Hall**

**Living Room** 18'6" x 10'5" (5.64m x 3.18m )

**Kitchen/Diner** 18'6" x 9'3" (5.64m x 2.82m )

**Utility** 5'6" x 6'4" (1.70m x 1.95m )

### **WC**

## **First Floor**

### **Landing**

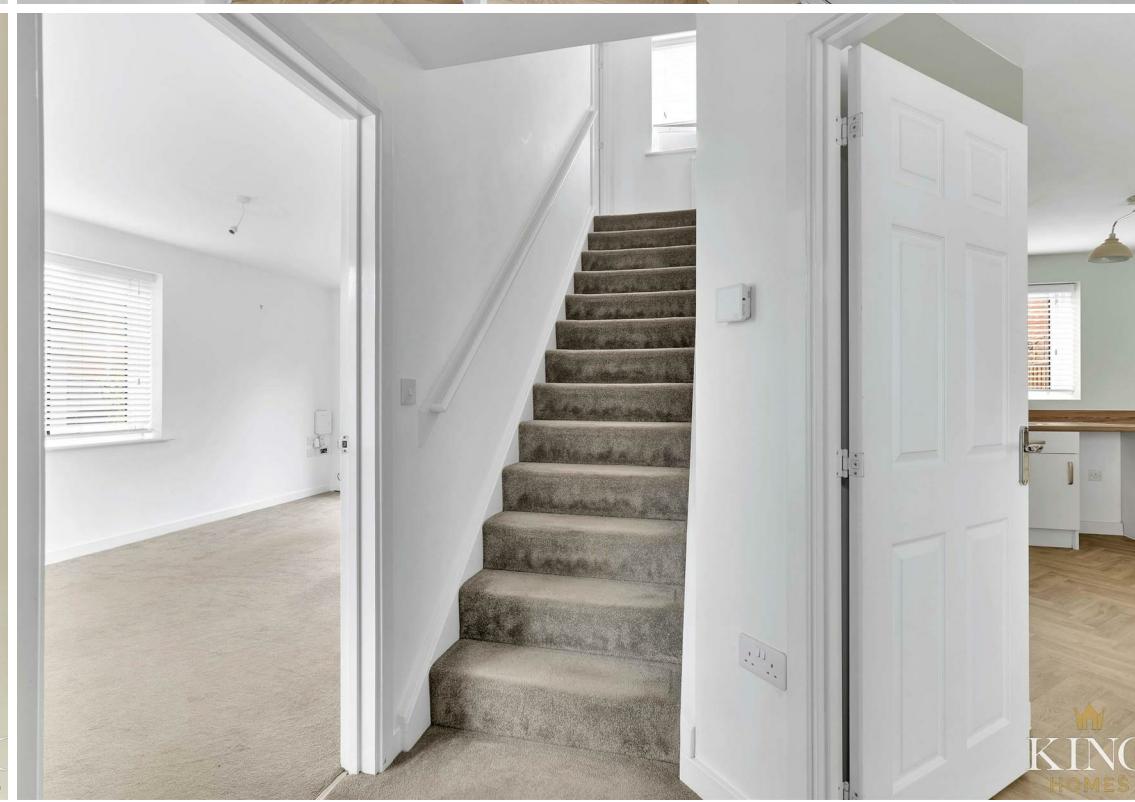
**Bedroom One** 13'6" x 10'4" (4.12m x 3.16m )

**En Suite** 4'10" x 10'4" (1.49m x 3.16m )

**Bedroom Two** 10'6" x 8'7" (3.21m x 2.63m )

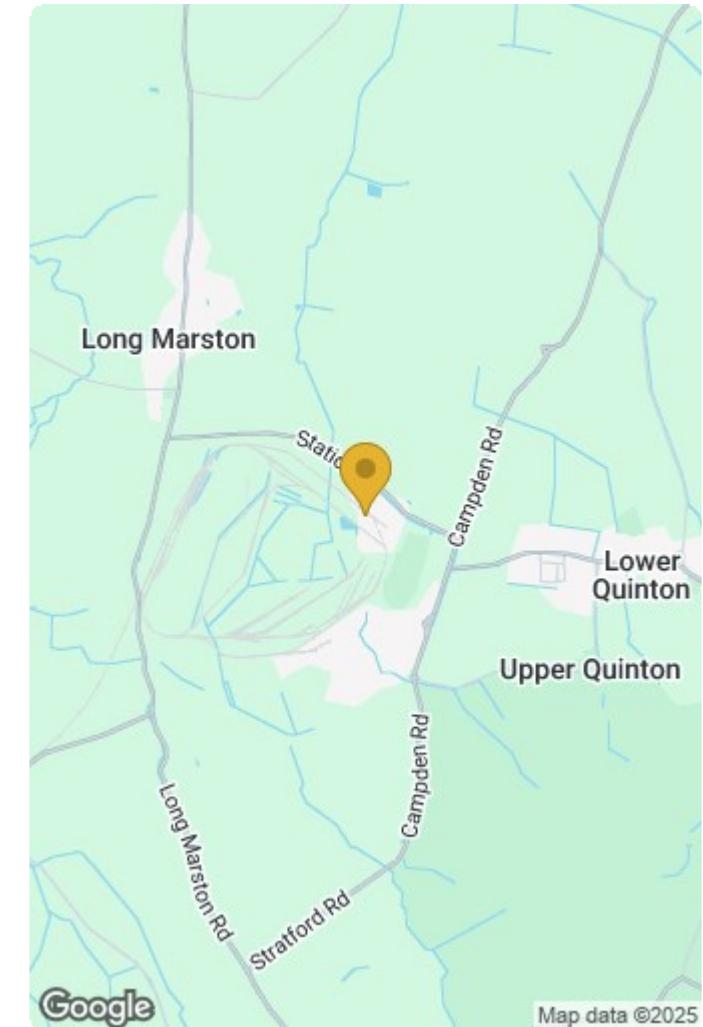
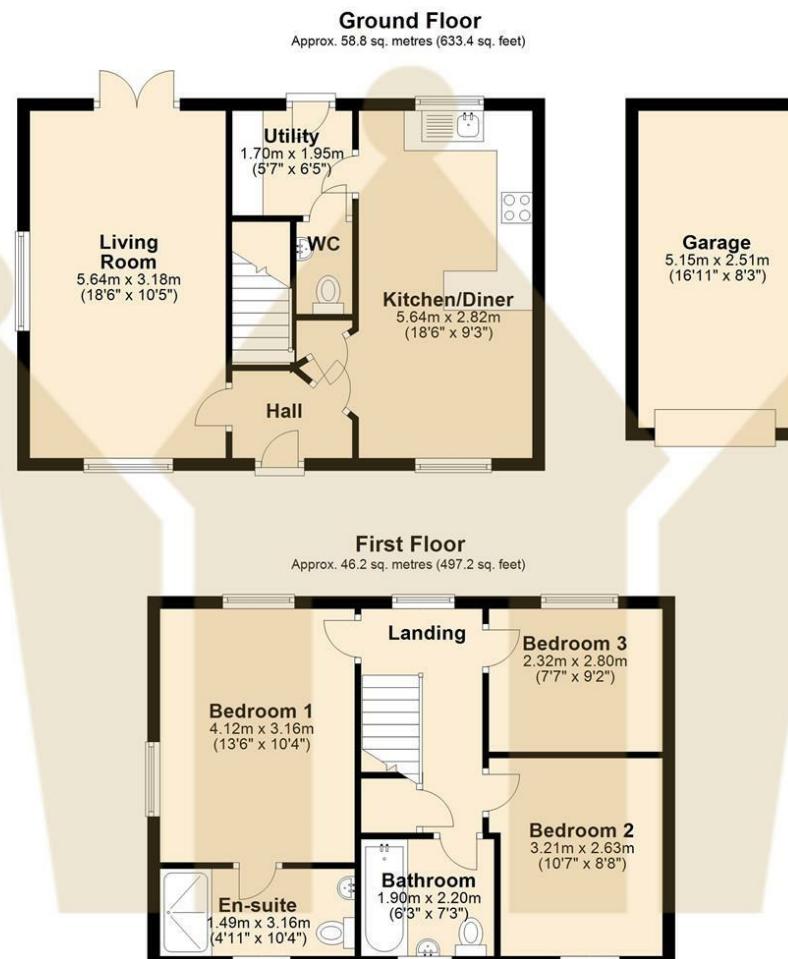
**Bathroom** 6'2" x 7'2" (1.90m x 2.20m )

**Bedroom Three** 7'7" x 9'2" (2.32m x 2.80m )





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Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		94
(81-91) B		83
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	

Environmental Impact (CO <sub>2</sub> ) Rating		
	Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> emissions		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not environmentally friendly - higher CO <sub>2</sub> emissions		
England & Wales	EU Directive 2002/91/EC	