

9 Hursley Drive, Langley, SO45 1ZU



£399,950



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Occupying a cul-de-sac location on the ever popular Kings Ride estate in Langley comes this well presented detached home. Having been extended and improved the property can be offered for sale with the incentive of NO ONWARD CHAIN and offers great flexibility with a small ANNEXE potential. Internally the full accommodation comprises of entrance hall, cloakroom/W.C, lounge, dining room, kitchen, breakfast room with utility area, family room/annexe room with en-suite shower room, first floor landing, four bedrooms and family bathroom. Outside you'll find level and private gardens to the front and rear with off road parking. Being located so close to the New Forest National Park, call us now to book a viewing.

Entrance Hall

Cloakroom/W.C

Lounge 17' 7" x 10' 11" (5.36m x 3.32m)

Dining Room 10' 10" x 8' 9" (3.30m x 2.66m)

Kitchen 10' 10" x 10' 8" (3.30m x 3.25m)

Utility Room/Breakfast Room 15' 4" x 8' 6"
(4.67m x 2.59m)

Conservatory 18' 2" x 7' 9" (5.53m x 2.36m)

Family Room / Annexe 13' 5" x 8' 3" (4.09m x
2.51m)

Shower Room

Master Bedroom 19' 6" x 8' 6" (5.94m x 2.59m)

Bedroom Two 12' 5" x 11' 8" (3.78m x 3.55m)

Bedroom Three 14' 8" x 11' 8" (4.47m x 3.55m)

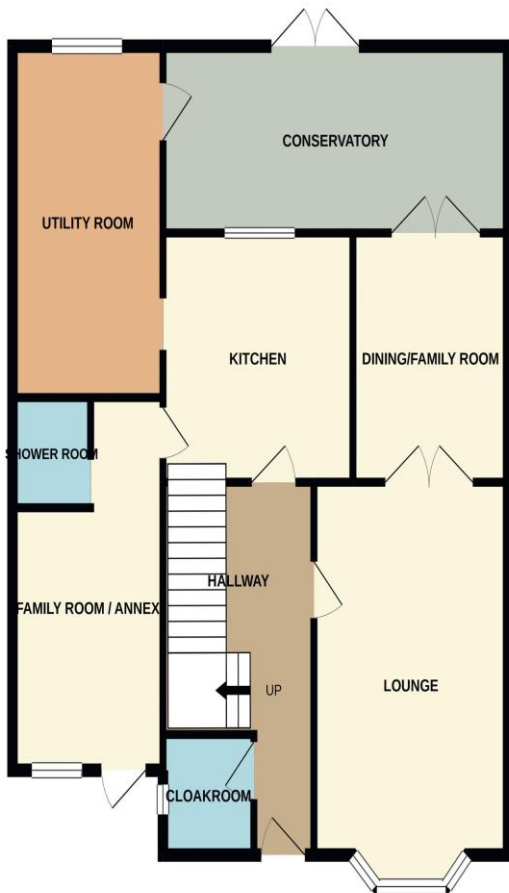
Bedroom Four 8' 9" x 7' 9" (2.66m x 2.36m)

Bathroom 8' 5" x 7' 7" (2.56m x 2.31m)

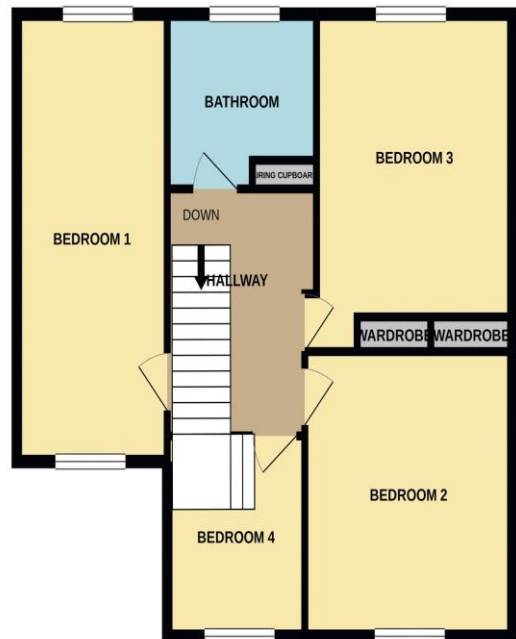
Front and Rear Gardens

Off Road Parking

GROUND FLOOR



1ST FLOOR



Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms 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 such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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Directions

Follow the postcode SO45 1ZU bearing to your right at the second attempt and the property will be found on your left hand side.

Council Tax Banding – D - New Forest District Council.



Energy Efficiency Rating

	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92-100) A		
(81-91) B		
(69-80) C		79
(55-68) D	66	
(39-54) E		
(21-38) F		
(1-20) G		
<i>Not energy efficient - higher running costs</i>		
England, Scotland & Wales	EU Directive 2002/91/EC	

Address:
9 Hursley Drive

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Please note: Whilst we endeavour to make our details accurate & reliable, if there is any point which is of particular importance to you, please contact this office and we will be pleased to check the information for you. Do so particularly if contemplating travelling some distance to view the property. The mention of any appliances and/or services within these particulars does not imply that they are in full and efficient working order.