



Brockenhurst Way, Bicknacre, CM3 4XN
Guide price £325,000

Church & Hawes
Est. 1977

Estate Agents, Valuers, Letting & Management Agents

GUIDE PRICE £325,000 - £330,000... Tucked away at the end of Brockenhurst Way, Bicknacre is this attractive three bedroom detached home with garage. The property has had various improvements over the years such as replacement kitchen, gas combination central heating boiler and windows/doors replaced. The property consists of a lounge, kitchen, cloakroom, three bedrooms and a bathroom. Externally there is driveway parking, a single garage and a generous garden. The property is within walking distance to local shops, primary school and various public houses. EPC rating C.



FIRST FLOOR

Landing

Bedroom One 13'10 x 8'6 (4.22m x 2.59m)

Bedroom Two 8'5 x 8' (2.57m x 2.44m)

Bedroom Three 7'10 x 5'3 (2.39m x 1.60m)

Bathroom

GROUND FLOOR

Hallway

Cloakroom

Lounge 13'10 x 10'9 (4.22m x 3.28m)

Kitchen 11'5 x 10'8 (3.48m x 3.25m)

EXTERIOR

Garden

Garage

Front

Agents Notes

These particulars do not constitute any part of an offer or contract. All measurements are approximate. No responsibility is accepted as to the accuracy of these particulars or statements made by our staff concerning the above property. We have not tested any apparatus or equipment therefore cannot verify that they are in good working order. Any intending purchaser must satisfy themselves as to the correctness of such statements within these particulars. All negotiations to be conducted through Church and Hawes. No enquiries have been made with the local authorities pertaining to planning permission or building regulations. Any buyer should seek verification from their legal representative or surveyor.



**APPROX INTERNAL FLOOR AREA
69 SQ M 743 SQ FT
INCLUDING GARAGE**

This plan is for layout guidance only and is
NOT TO SCALE

Whilst every care is taken in the preparation
of this plan, please check all dimensions,
shapes & compass bearings before making
any decisions reliant upon them.
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