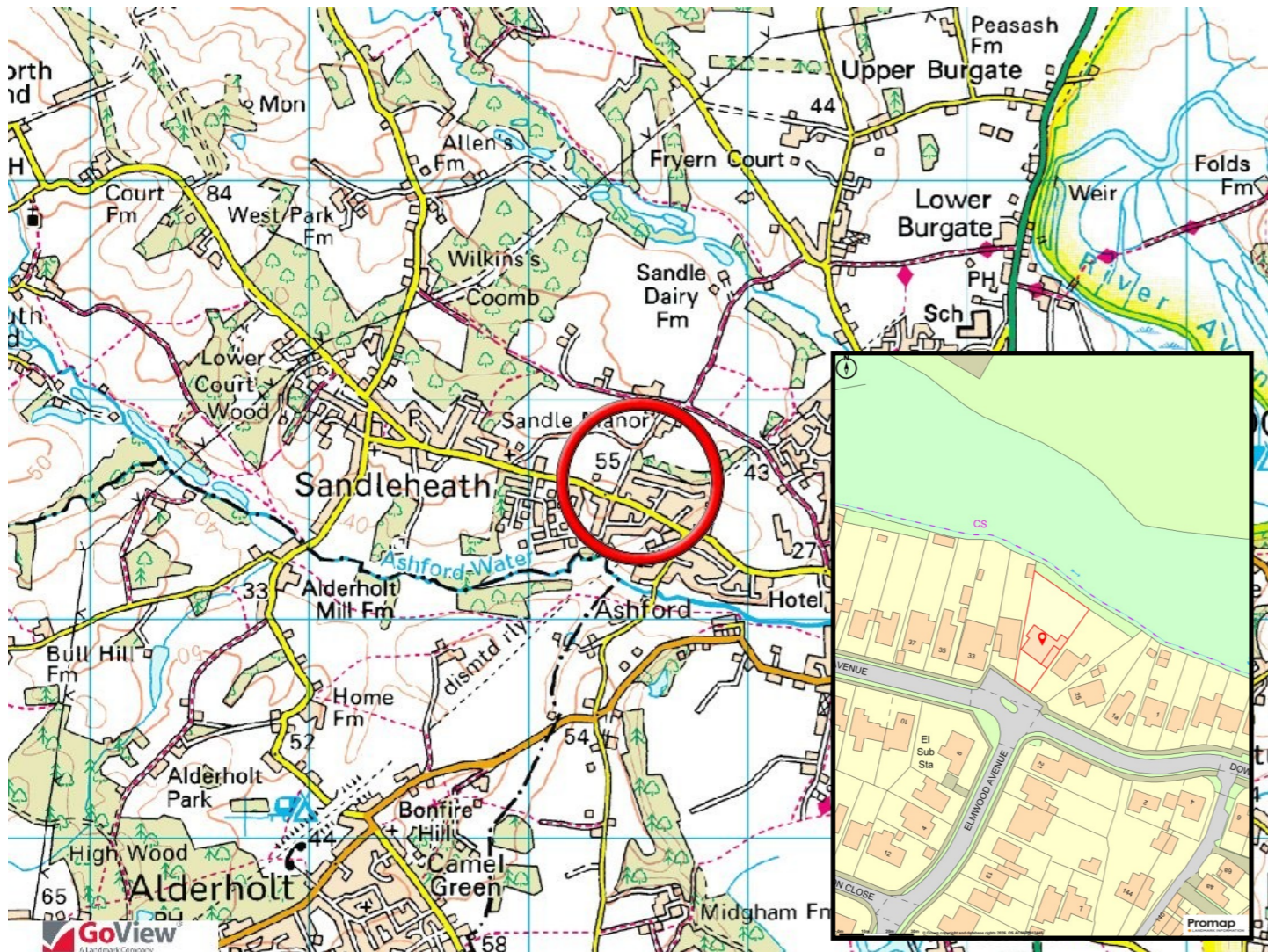


29 Elmwood Avenue Fordingbridge, Hampshire SP6 1DL



A beautifully presented, extended and modernised detached bungalow with an attractive and generous garden located in a quiet cul-de-sac.

Hall, sitting room, kitchen/dining room, utility room, principal bedroom with en-suite shower room/WC further double bedroom and family bathroom/WC. Upvc double glazing. Gas fired central heating. Large garden adjoining private woodland. 2 garages and carport. Parking. EPC band D.

Price: £450,000 Freehold

Viewing: Strictly by prior appointment through above sole agents.

8-10 Bridge Street Fordingbridge Hampshire SP6 1AH
Tel: 01425 655333 E-Mail: post@adriandowding.co.uk www.adriandowding.co.uk

Adrian Dowding Estate Agents have prepared these particulars in good faith to give an overview of the property and they do not form part of an offer or contract. The text, photographs and measurements given are for guidance only and it should not be assumed that any furnishing or fittings photographed are included in the sale. Adrian Dowding Estate Agents have not tested any services, appliances or equipment and no assumption should be made that the property has all necessary planning, building regulations or other consents

Outgoings: Council tax band: D Amount payable 2026/27: £2449.19

Services: Mains water, electricity, gas and drainage.

Location: The property is located on the edge of Fordingbridge within a popular residential area approximately 3/4 mile from the town centre.

To locate: From our office in Bridge Street, turn left into the High Street and bear right into Shaftesbury Street. Continue for half a mile or so before taking the second turning right after the Railway Hotel into Elmwood Avenue.

Fordingbridge, which lies on the western edge of the New Forest National Park, offers a range of independent shops and eateries, a building society, public library, churches of various denominations and a medical centre. Infant, Junior and Secondary Schools are located on the northern edge of the town. For transport communications, there is an excellent bus service (X3) from Fordingbridge to Salisbury, some 11 miles to the north where there is a mainline rail station to London Waterloo (approx 1 hr 40 mins) also to Ringwood and Bournemouth some 6 and 18 miles respectively to the south. Jct 1 of the M27 can be reached at Cadnam, about 10 miles via the B3078 with the port of Southampton approximately 20 miles.

A beautifully presented detached bungalow of traditional construction under a tiled roof, that has been extended, altered and updated by the current owners to create a stunning bungalow with a generous, private garden enjoying a backdrop of mature private woodland with a small stream on the rear boundary. The property offers scope to convert one of the garages into living/bedroom accommodation if desired. The well-arranged accommodation is as follows:

Upvc door to:

Entrance Hall: Radiator. Door to:

Sitting Room: Fitted shelving. Wall mounted electric fire. Radiator.

Kitchen/dining room: Fitted with a range of base cupboards, drawers including pan drawers and wall units with "Earthstone" work surfaces. Integrated double electric ovens and microwave. 5 burner gas hob with extractor over. Integrated dishwasher. Space for fridge/freezer. The dining area has a vertical radiator and French doors to the patio and garden beyond.

Utility room: Base and wall cupboards with Earthstone work surfaces matching the kitchen. Space and plumbing for washing machine, dryer and fridge. Door to carport.

Inner hall: Fitted cupboards.

Bedroom 1: Fitted with an extensive range of wardrobe and cupboard space. French doors lead to the patio and garden beyond. Vertical radiator.

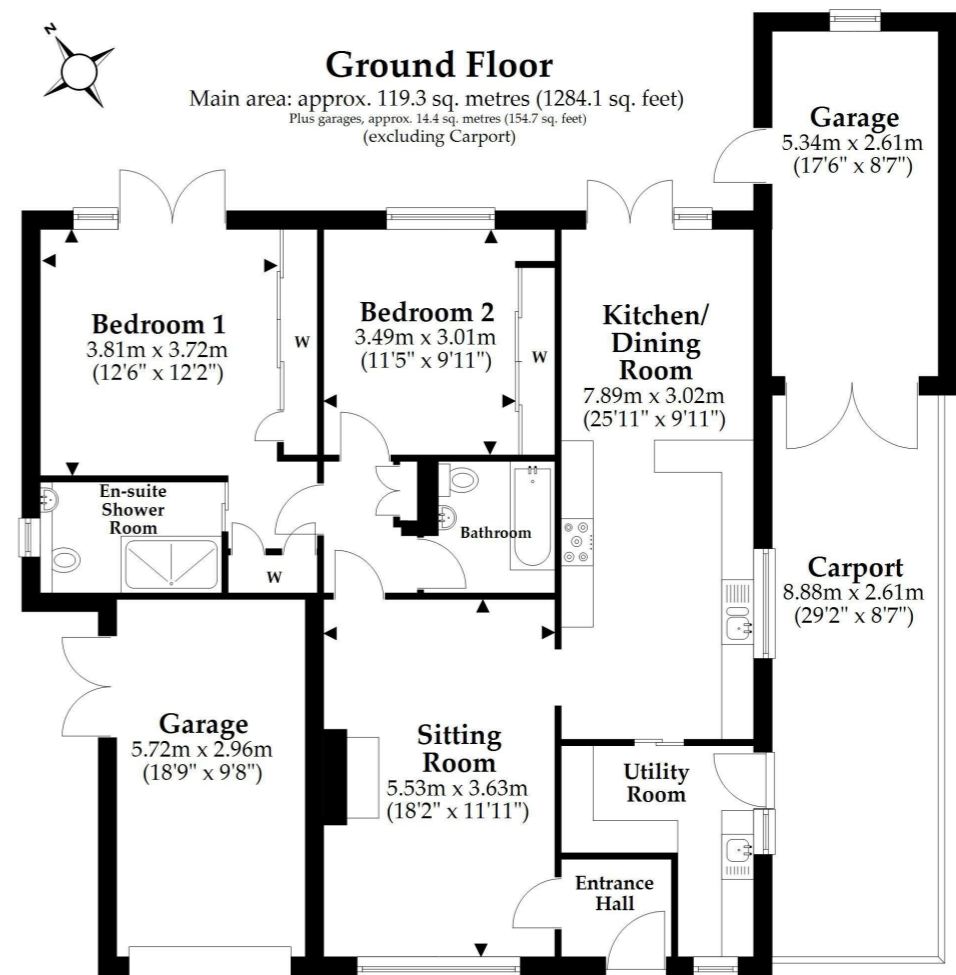
En-suite shower room: Walk-in shower with thermostatic shower fitted. Vanity unit with washbasin, WC and storage. Heated towel rail and under floor heating.

Bedroom 2: Fitted with a range of wardrobes. Radiator. Access to insulated roof space where the gas fired boiler and "Megaflo" cylinder are located.

Family bathroom: Panelled bath with thermostatic shower over. Wash basin and WC. Heated towel rail. Sun tunnel to provide natural light.

Outside: The property is approached over a private driveway of granite chippings providing parking for 4/5 cars and leading to a single garage with that has been built with the option to convert into living/bedroom space if desired. A carport leads to a further single garage with a personnel door to the garden.

The rear garden is laid mainly to lawn with a generous patio, perfect for alfresco entertaining, adjoining the property and accessed from the dining area and principal bedroom. The well-stocked garden has been thoughtfully planted with established borders and rockeries containing shrubs and herbaceous planting. A summer house, with power and light, has a circular patio area and is located tranquilly close the adjoining woodland. There are external sockets and lighting within the garden.



Main area: Approx. 119.3 sq. metres (1284.1 sq. feet)
Plus garages, approx. 14.4 sq. metres (154.7 sq. feet)

This plan is not to scale and is for general guidance only. LJT Surveying Ltd Ringwood LJT SURVEYING