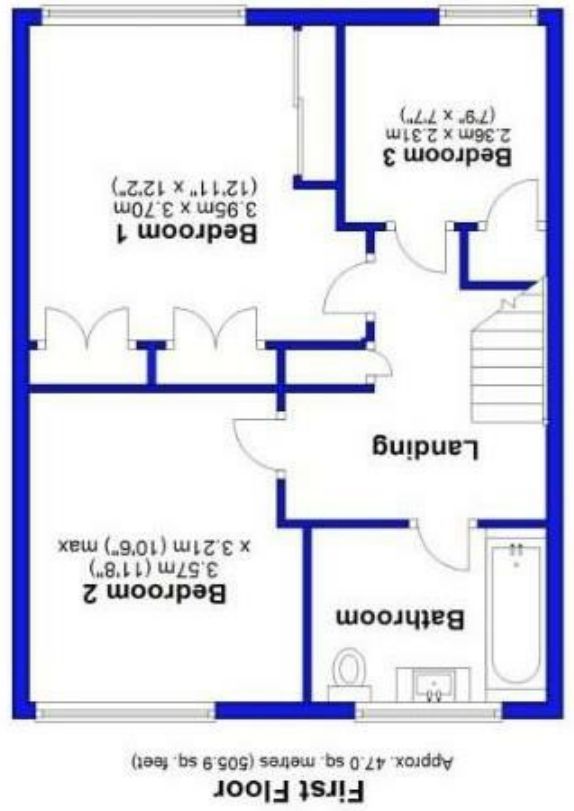




13 St Georges Close, BH23 4LF

£415,000



Total area: approx. 118.5 sq. metres (1275.6 sq. feet)

(Illustration for identification purposes only; measurements are approximate, not to scale EPC New Forest)

A spacious and very nicely presented, family home of nearly 1300 sq ft, with a lovely open outlook to both the front and rear and quietly tucked away in this sought after location.

This super home enjoys great open plan living space and a fantastic full width garden room that has an insulated roof, as well as three bedroom upstairs, all of which accommodate double beds. The kitchen and bathroom fittings has a smart contemporary style to them and the garden wraps around to the rear and side enjoying all day sunshine and a pretty outlook to the woods behind.

- Brilliant open plan living space with contemporary styling
- Full width garden room with full height glazing and insulated roof
- Open aspect over the green to the front and sylvan backdrop to rear
- Generous family living space, good storage and garaging
- Smart first floor bathroom with attractive ceramic tiling and new shower over the bath
- Gas fired heating, UPVC double glazing
- Landscaped garden with Indian sandstone paving, delightful covered gazebo area and mature planting- personal gate to the rear
- Catchment for both Junior and Comprehensive schools, easy stroll via the 'cut' to Saulfland shops
- Close to footpath over the golf course that leads to the beach

EPC Rating Band: C  
Council Tax Band: D  
Freehold  
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