



**Connells**

Kiln Green  
Colden Common Winchester





### Property Description

Situated in the highly desirable village of Colden Common, this spacious two-bedroom detached bungalow offers generous accommodation and excellent potential, all with no onward chain.

The property is approached via a well-sized front garden with a pathway leading to the entrance.

Inside, the welcoming entrance hall provides access to all principal rooms.

The large lounge is a standout feature, offering ample living space and benefiting from a feature fireplace, creating a warm and inviting atmosphere.

To the rear, the property boasts a fitted kitchen with plenty of storage and workspace, along with direct access to the garden.

An extended dining room/additional reception space provides flexibility for entertaining or family living.

There are two generous double bedrooms, both featuring built-in wardrobes, and a family shower room completing the internal accommodation.

Externally, the spacious rear garden is well maintained, mainly laid to lawn, and includes a useful garden shed.

The garden also provides access to parking and a garage, adding to the practicality of the home.

While the property would benefit from some modernisation, it offers fantastic space, scope to personalise, is set within a sought-after location and there is also a primary/junior school in walking distant of the property, making it an ideal opportunity for young families, downsizers, investors, or those looking to create their forever home.

### Entrance Porch

Double glazed window to side and front aspect.

### Lounge

Double glazed window to front and side aspect. Storage cupboard. Gas fireplace. Radiator x3. TV port.

### Dining Room/ Extension

Double glazed window to side and rear aspect. Double glazed door to garden. Radiator. Storage.

### Kitchen

Double glazed window to rear aspect. Fitted kitchen with wall and base units. Space for appliances. New boiler in cupboard.

## Bedroom 1

Double glazed window to rear aspect. Built in wardrobe. Radiator.

## Bedroom 2

Double glazed window to front aspect. Built in wardrobe. Radiator.

## Bathroom

Double glazed window to front aspect. Toilet. Wash hand basin. Shower. Extractor fan. Radiator. Tiled.

## Outside

To the front. Lawn, flower beds and pathway to front door.

Off road parking at the rear for 2 cars and garage.

Rear garden. Side and rear access. Lawn, flower beds and shed.

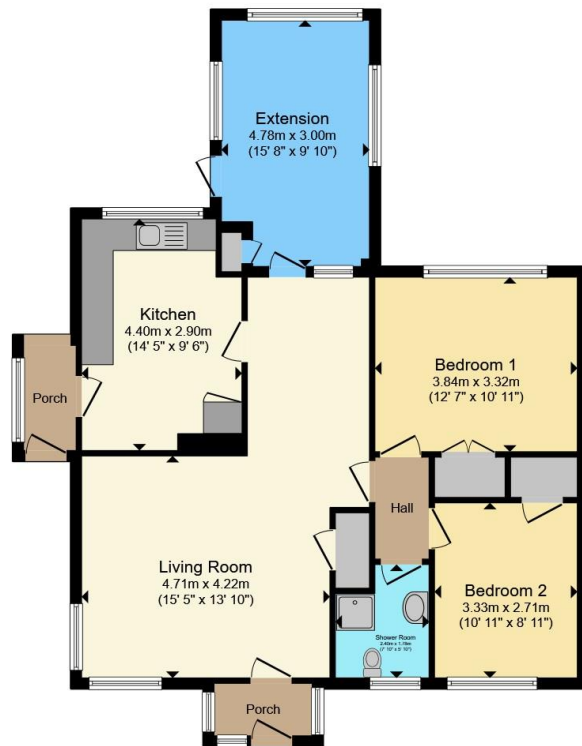
## Garage

Up and over door. Electrics.

## Agent Notes

New gas boiler fitted by British Gas June 2024





Total floor area 92.4 m<sup>2</sup> (995 sq.ft.) approx

This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by [www.propertybox.io](http://www.propertybox.io)

**Connells**



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EPC Rating: E Council Tax  
 Band: D

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Tenure: Freehold



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