



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 distance 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 m² (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

Connells



To view this property please contact Connells on

T 02380 618 343
E eastleigh@connells.co.uk

19 Market Street
 EASTLEIGH SO50 5RH

EPC Rating: E Council Tax
 Band: D

view this property online connells.co.uk/Property/EGH309471

Tenure: Freehold



1. MONEY LAUNDERING REGULATIONS Intending purchasers will be asked to produce identification documentation at a later stage and we would ask for your co-operation in order that there will be no delay in agreeing the sale. 2. These particulars do not constitute part or all of an offer or contract. 3. The measurements indicated are supplied for guidance only and as such must be considered incorrect. Potential buyers are advised to recheck measurements before committing to any expense. 4. We have not tested any apparatus, equipment, fixtures, fittings or services and it is in the buyers interest to check the working condition of any appliances.

Connells Residential is registered in England and Wales under company number 1489613, Registered Office is Cumbria House, 16-20 Hockliffe Street, Leighton Buzzard, Bedfordshire, LU7 1GN. VAT Registration Number is 500 2481 05.

See all our properties at www.connells.co.uk | www.rightmove.co.uk | www.zoopla.co.uk

Property Ref: EGH309471 - 0003