

7 Wentwood Gardens, New Milton,  
Hampshire, BH25 6UF

'OIEO' £350,000



Bedrooms



Living



Bathroom/Ensuite



Parking/Garage



EST  
1992

THE PROPERTY PROFESSIONALS  
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# A detached bungalow located at the end of a quiet cul-de-sac...

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Large porch leads into the open plan kitchen / diner.

Vaulted ceiling and Velux window provide a feeling of light and space. The kitchen comprises a range of eye and base level units with cupboards, drawers, and there is space for a range of appliances and a dining table.

Two double bedrooms, both with fitted wardrobes. From one of the bedrooms, you can access the substantial loft room which is boarded and has a Velux window.

The tiled bathroom comprises both bath and shower, a WC, wash hand basin, and has an obscured window.

The lounge sliding door leads to the patio and garden.

## Outside

Established hedge row providing a high degree of privacy at the front.

Tarmac driveway provides off road parking and leads to the pitched roof garage which has power, light and a door on the rear.

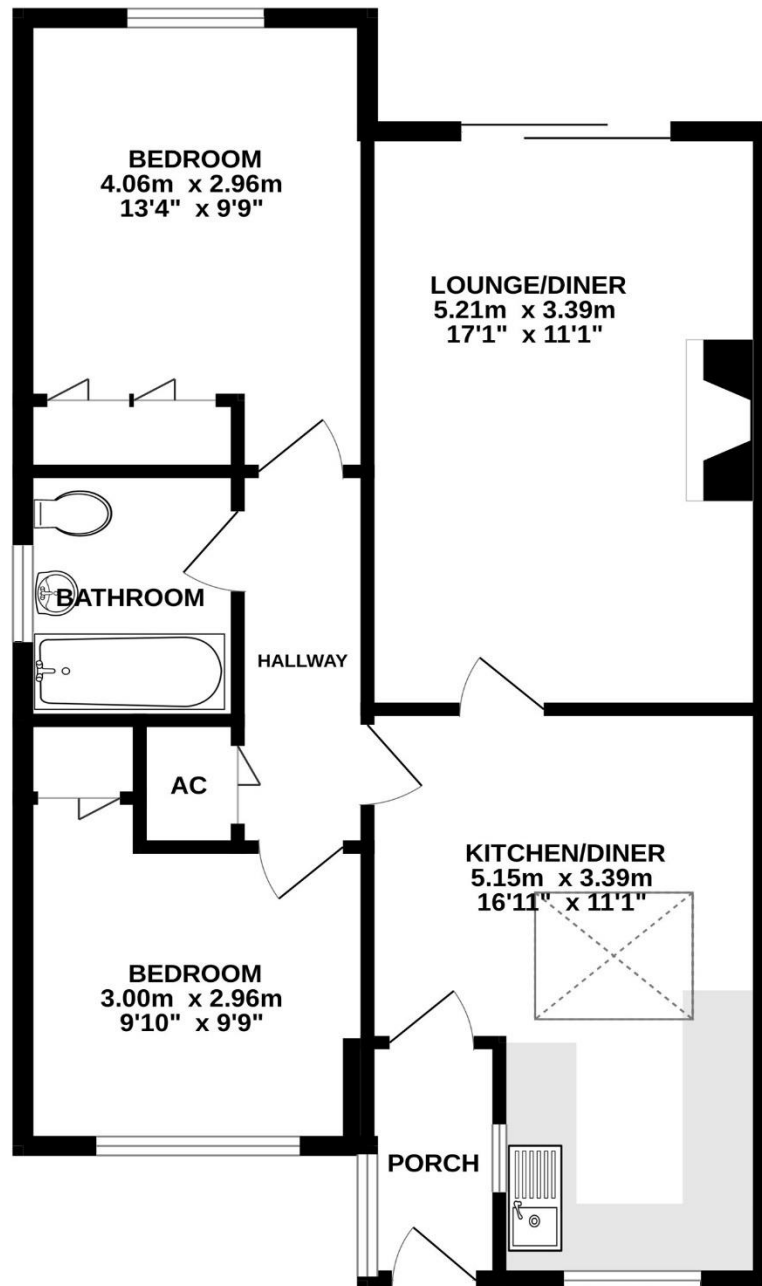
The rear garden offers complete privacy, is laid to lawn with a patio and various mature shrubs. It backs directly on to fields.

Council tax band D.



## KEY POINTS

- Located at the end of a quiet cul-de-sac with no passing traffic
- Private garden backing on to fields
- Large, boarded loft room with Velux window
- No chain



**The Consumer Protection from Unfair Trading Regulations 2008 (CPRs).** These details are for guidance only and complete accuracy cannot be guaranteed. If there is any point, which is of particular importance, verification should be obtained. They do not constitute a contract or part of a contract. All measurements are approximate. No guarantee can be given with regard to planning permissions or fitness for purpose. No apparatus, equipment, fixture or fitting has been tested. Items shown in photographs are NOT necessarily included. Interested Parties are advised to check availability and make an appointment to view before travelling to see a property.



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Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+) <b>A</b>		
(81-91) <b>B</b>		84
(69-80) <b>C</b>		
(55-68) <b>D</b>	55	
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
England, Scotland & Wales	EU Directive 2002/91/EC	

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