



Enfields Hythe  
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# 12 Westbourne Avenue, Holbury

Guide Price £310,000

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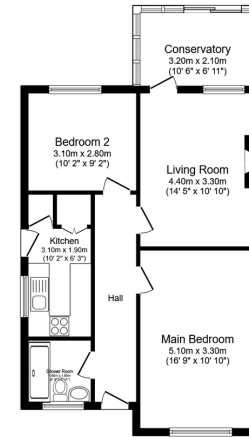
- Detached Bungalow
- Large master bedroom
- Garage
- Fitted kitchen
- Conservatory
- 2 bedrooms
- Low maintenance garden
- Drive for multiple cars
- New wet room
- Call today to book a viewing



### \*\*\* GUIDE PRICE FROM £300,000 TO £325,000 \*\*\*

This well-presented detached bungalow offers two generous double bedrooms(used to be a three bedroom bungalow, and can be converted back if needed), a spacious lounge, conservatory, kitchen, and modern shower room, making it an ideal home for those looking to move straight in or for those with ambitions to extend, subject to planning permission. The kitchen features a range of eye-level and base units, with space for a cooker, fridge, and washing machine, and is equipped with an integrated condensing combi-boiler. The lounge, which leads into the conservatory, includes a feature inbuilt fireplace with a marble hearth and wooden mantle. Both bedrooms are light and airy, with built-in storage, and the master bedroom benefits from dual aspect windows. The property is well-maintained, with recent updates to flooring and modern heating, and is ready to move into. Externally, the property sits on a spacious plot, with a long driveway offering ample off-road parking, including space for a motorhome or caravan, and a detached garage with power and light. The front garden is laid to lawn with mature shrubs and flowers, while the rear garden features a patio area and well-maintained lawn, fully enclosed with timber fencing. The property enjoys plenty of sun, with its east-west facing aspect, and is conveniently located near local amenities, bus routes, the New Forest National Park, and nearby beaches. With excellent potential for expansion and a highly desirable location, this bungalow is a fantastic opportunity and comes highly recommended for viewing.





**Floor Plan**  
Floor area 67.6 m<sup>2</sup> (728 sq.ft.)

TOTAL: 67.6 m<sup>2</sup> (728 sq.ft.)

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 orientations are approximate. No details are guaranteed, they cannot be relied upon for any purpose and do not form any 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



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