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*These particulars are intended to give a fair description of the property, but their accuracy is not guaranteed and they do not constitute an offer or contract.*

**DRAFT DETAILS – AWAITING VERIFICATION FROM VENDOR**

**21 DURLAND CLOSE  
NEW MILTON  
BH25 6NJ**

**Price £540,000**

Freehold



***BEING OFFERED FOR SALE WITH NO FORWARD CHAIN IS THIS DELIGHTFUL DETACHED TRADITIONAL BUNGALOW.***

***THE PROPERTY IS SITUATED IN A QUIET CUL-DE-SAC AND HAS ACCOMODATION OF ENTRANCE HALL, 2 DOUBLE BEDROOMS, SPACIOUS LOUNGE/DINER, MODERN STYLE KITCHEN AND WELL PROPORTIONED BATHROOM WITH BOTH BATH AND CORNER SHOWER.***

***LOCATED WITHIN CLOSE PROXIMITY TO THE LOCAL SHOPS AND AMENITIES AS WELL AS BEING WITHIN REASONABLE WALKING DISTANCE TO THE TOWN CENTRE THIS LOVELY HOME OFFERS BENEFITS INCLUDING AMPLE OFF ROAD PARKING, GARAGE, DOUBLE GLAZING AND GAS FIRED CENTRAL HEATING, STUNNING REAR GARDEN WHICH HAS A 19FTX10FT GARDEN STUDIO WITH POWER MAKING IT AN IDEAL GAMES ROOM, OFFICE OR LARGE SUMMER HOUSE. THE PROPERTY ALSO OFFERS SCOPE FOR ENLARGEMENT BY WAY OF EXTENSION AND/OR LOFT CONVERSION (STPP).***

***CALL US NOW TO ARRANGE YOUR APPOINTMENT TO VIEW.***

**21 DURLAND CLOSE, NEW MILTON, BH25 6NJ**

- **DETACHED TRADITIONAL BUNGALOW**
- **2 DOUBLE BEDROOMS WITH BUILT IN WARDROBES**
- **SPACIOUS LOUNGE/DINER**
- **MODERN KITCHEN AND BATHROOM**
- **DOUBLE GLAZING AND GAS FIRED CENTRAL HEATING**
- **AMPLE OFF ROAD PARKING AND GARAGE**
- **NO FORWARD CHAIN**
- **STUNNING GARDENS OF APPROXIMATELY 0.19 OF AN ACRE**
- **LARGE GARDEN STUDIO/CABIN**
- **CLOSE TO LOCAL SHOPS AND AMENITIES**
- **SCOPE TO ENLARGE (STPP)**
- **CUL-DE-SAC LOCATION**
- **WELL PRESENTED THROUGHOUT**
- **VIEWING ADVISED**



**VIEWING STRICTLY BY APPOINTMENT PLEASE**

Please note that the equipment, fittings, fireplaces, heating systems, mains services, apparatus and appliances have not been tested by us the agents so we cannot confirm that they are in working order. All measurements are approximate and are for guidance only.

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**Ground Floor**

Approx. 88.7 sq. metres (954.6 sq. feet)

