



Hazelwood Cottage Balmer Lawn Road Brockenhurst

£1,800 PCM

A well presented three bedroom chalet bungalow with a good sized garden, garage and driveway. The property enjoys forest views and direct forest access. It is within easy access of Brockenhurst mainline station and village center. Holding Fee: £415 Security Deposit: £2076 Council Tax Band: E



The open entrance porch with decorative brick archway and tiled flooring leads through to the entrance hallway and sitting/dining room with feature fireplace, storage cupboard, rear aspect window and French doors opening onto the rear terrace. The kitchen/breakfast room is a triple aspect room with windows overlooking the front and rear aspect and a door opening out onto the rear terrace. The kitchen is fitted new modern range of base and wall units incorporating a built-in oven.

Bedroom 2 on the ground floor has a front aspect window overlooking the garden and the open forest. Bedroom 3 has a front aspect window overlooking the garden and the open forest. The bathroom has fully tiled walls and opaque glazed window. Suite comprises of a bath and wash basin and WC.

On the first floor is the Master bedroom with double aspect overlooking open forest to the front and garden and neighbouring paddock land to the rear. Built-in wardrobes and storage at the top of the stairwell. The en-suite shower room comprises of shower cubicle, wash basin and W.C

A five bar gate opens onto a tarmac driveway extending down the side of the property and offering off road parking for several vehicles. At the end of the driveway is a detached single garage with an up and over door. The front garden is flanked by panelled fencing and is predominantly laid to lawn with a pathway leading to

the front entrance. The rear garden enjoys a delightful southerly aspect and again is mainly laid to lawn.

The property's construction is brick and tile.

The property has mains gas central heating, an electricity supply, mains water and mains drainage.

The broadband and mobile availability can be checked via the Ofcom's "broadband and mobile coverage checker" on their website.

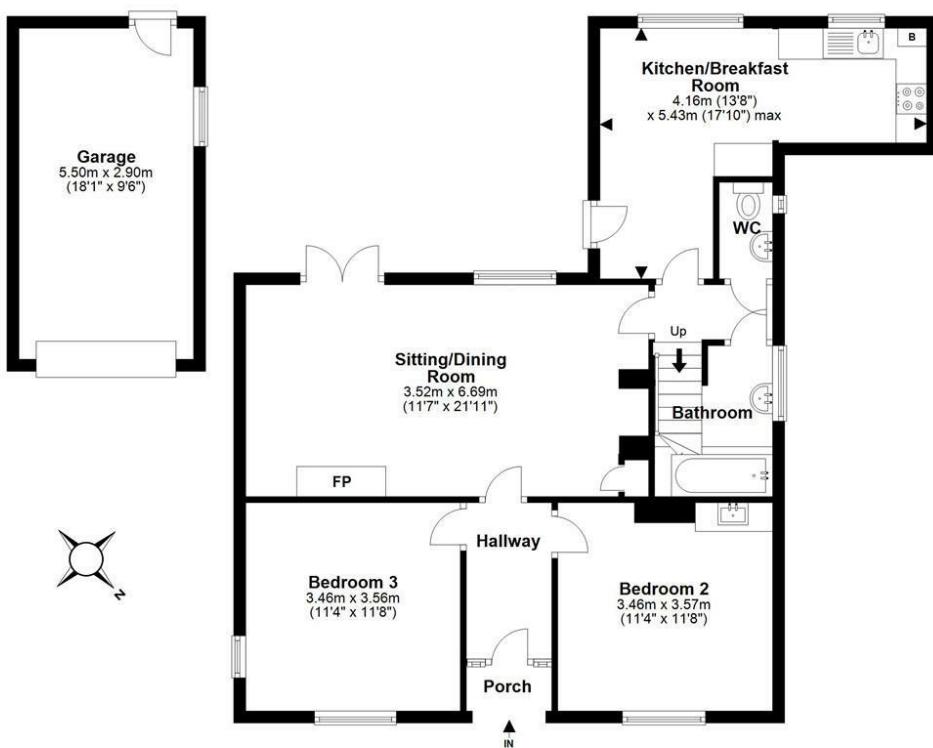
ADDITIONAL INFORMATION

Council tax band: E Furnishing Type: Unfurnished Security Deposit: £2,076 Available From: 15th October 2024



Floor Plan

Ground Floor



Approx Gross Internal Areas

House: 105.3 sqm / 1133.3 sqft
Garage: 17.4 sqm / 187.1 sqft

Total Approx Gross Area:
122.7 sqm / 1320.4 sqft

First Floor

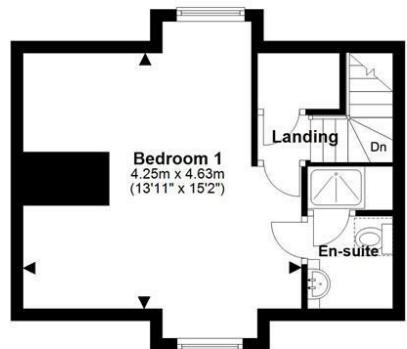


Illustration for identification purposes only; measurements are approximate, not to scale. FP USketch Plan produced using PlanUp.



Energy Efficiency Rating

	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92 plus) A		
(81-91) B		
(69-80) C	69	
(55-68) D		
(39-54) E	41	
(21-38) F		
(1-20) G		
<i>Not energy efficient - higher running costs</i>		
England & Wales		EU Directive

Agents Note: Whilst every care has been taken to prepare these particulars, they are for guidance purposes only. All measurements are approximate and are for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers/tenants are advised to recheck the measurements.



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