



**34 Pretoria Avenue, Midhurst, GU29 9PP**

Offers in the Region of £650,000







## 34 Pretoria Avenue, Midhurst

Freehold / EPC: C / Council Band: E

34 Pretoria Avenue is a superbly presented four-bedroom detached family home that has been thoughtfully extended and comprehensively renovated to an exceptional standard throughout. The result is a bright, spacious and stylish home, offering well-balanced accommodation arranged over two floors and perfectly suited to modern family living.

The heart of the home now spans the rear of the property, where an impressive vaulted extension creates a striking open-plan kitchen, dining and living space. Beautifully designed, the kitchen boasts an excellent range of fitted storage, a Rangemaster cooker, central island and underfloor heating, providing an ideal setting for both everyday living and entertaining. This light-filled room offers a wonderful sense of space and connection to the garden, making it a true focal point of the house. To the front of the property, a generous reception room offers a quieter retreat, perfect for relaxing, watching films or alternatively serving as a playroom or versatile family space, depending on individual requirements. The ground floor accommodation is completed by a practical boot room/utility room and a separate cloakroom.

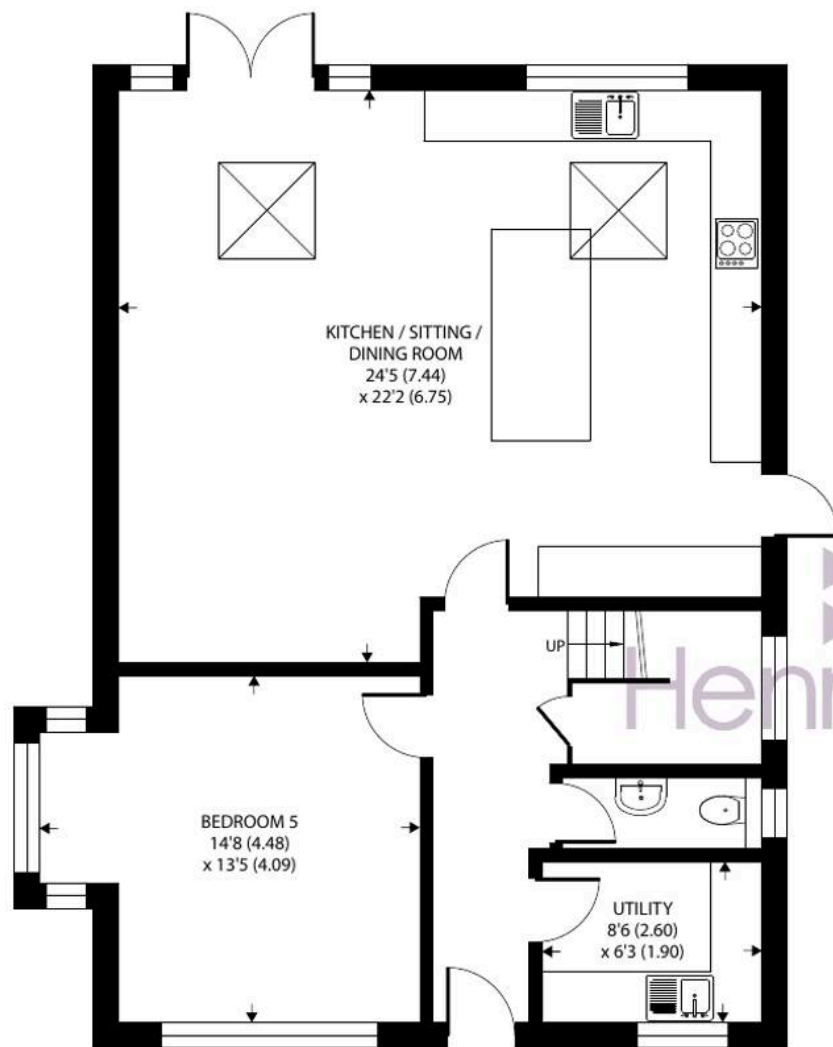
Upstairs, the property offers four well-proportioned bedrooms, comprising three generous doubles and a further single bedroom, which would also lend itself well to use as a home office. All bedrooms are served by a stylish and contemporary family bathroom. Notable improvements include a new pressurised heating system with boiler and tank, alongside full redecoration throughout, complemented by new carpets and flooring, ensuring the property is presented in excellent condition.

Externally, the gardens have been designed for ease of maintenance, with lawns to both the front and rear, enclosed by an attractive brick wall and mature beech hedging, providing a good degree of privacy. Further benefits include a single garage and a private driveway.





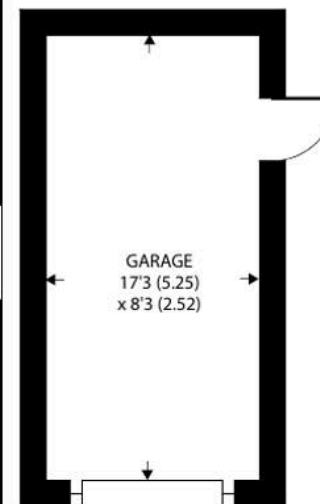




GROUND FLOOR



FIRST FLOOR



Approximate Area = 1504 sq ft / 139.7 sq m

Garage = 142 sq ft / 13.1 sq m

Total = 1646 sq ft / 152.8 sq m

For identification only - Not to scale







## Henry Adams – Midhurst

Henry Adams, Bepton Court, 2 West Street – GU29 9NF

01730 817370 • [midhurst@henryadams.co.uk](mailto:midhurst@henryadams.co.uk) • [www.henryadams.co.uk/](http://www.henryadams.co.uk/)

Agents Note – Our particulars are for guidance only and are intended to give a fair overall summary of the property. They do not form part of any contract or offer, and should not be relied upon as a statement or representation of fact. Measurements, areas and distances are approximate only. Photographs may include lifestyle shots and pictures of local views.