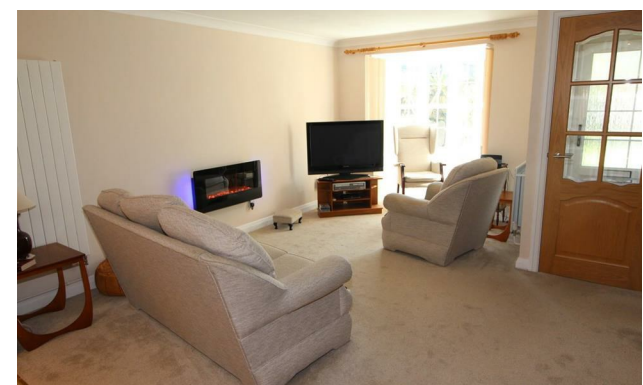




Harriers Close, Highcliffe, Christchurch, Dorset

Offers In Excess Of £395,000



Harriers Close, Christchurch

DESCRIPTION

A superbly presented mid unit Georgian style Town House, built in 1972 which has been Tastefully extended and refurbished over recent years, now providing luxury open plan living on the ground floor with three bedrooms and shower room on the first-floor level. The property is approached via an entrance lobby, with fully tiled cloakroom facilities. A Georgian half glazed oak door leads through to a stunning open plan living area. The central bespoke kitchen boasts top of the range oak fronted base and wall units with a large centre island with further cupboards under, all finished with stunning marble work tops.

Appliances include a large Rangemaster gas cooker and oven, an integrated wine cooler, recess with tall fridge freezer, washing machine and dishwasher. The kitchen and dining area have a ceramic tiled floor. The living area is carpeted with a wall mounted electric fire; it has views over the front aspect via a semi-circular Georgian style bay window. The dining area is set to the rear, offering access to the rear garden via patio doors. The dining area has a vaulted ceiling which gives an air of light and space.

Access to the first floor is via an oak clad banister with Smokey Grey glass infill. There are three bedrooms all with a range of built-in wardrobes, along with a quality fully tiled shower room, with power shower and large shower enclosure.

Outside : The property is set in well-tendered gardens to both the front and rear, set out for ease of maintenance. A garage is conveyed with the property, which is sited to the rear of the property, accessed via the rear garden and a side driveway from an access road where further parking is available. There are visitors parking spaces to the front road.



Location

The property is situated in a good residential area of Highcliffe, within only a short walking distance of good local shops and post office at Sauflands Place. Highcliffe village centre, is within approximately one and a half miles distant, with its comprehensive shopping facilities and Cafe culture, along with the safe sandy beaches and cliff top walks, overlooking the Needles on the Isle of Wight to the east and Christchurch Harbour and Hengistbury Head to the west.



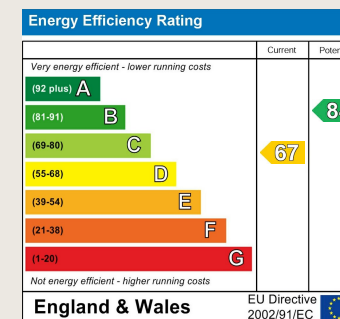


Total Area: 95.9 m² ... 1033 ft²
 All measurements are approximate and for display purposes only.



ENERGY PERFORMANCE CERTIFICATE

The energy efficiency rating is a measure of the overall efficacy of a home. The higher the rating the more energy efficient the home is and the lower the fuel bills will be.



These particulars are intended to give a fair and reliable description of the property but no responsibility for any inaccuracy or error can be accepted and do not constitute an offer or contract. We have not tested any services or appliances (including central heating if fitted) referred to in these particulars and the purchasers are advised to satisfy themselves as to the working order and condition. If a property is unoccupied at any time there may be reconnection charges for any switched off/disconnected or drained services or appliances - All measurements are approximate.

THINKING OF SELLING? If you are thinking of selling your home or just curious to discover the value of your property, Hunters would be pleased to provide free, no obligation sales and marketing advice. Even if your home is outside the area covered by our local offices we can arrange a Market Appraisal through our national network of Hunters estate agents.

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