



11 Hurn Road, Christchurch
Christchurch

Guide Price **£465,000**



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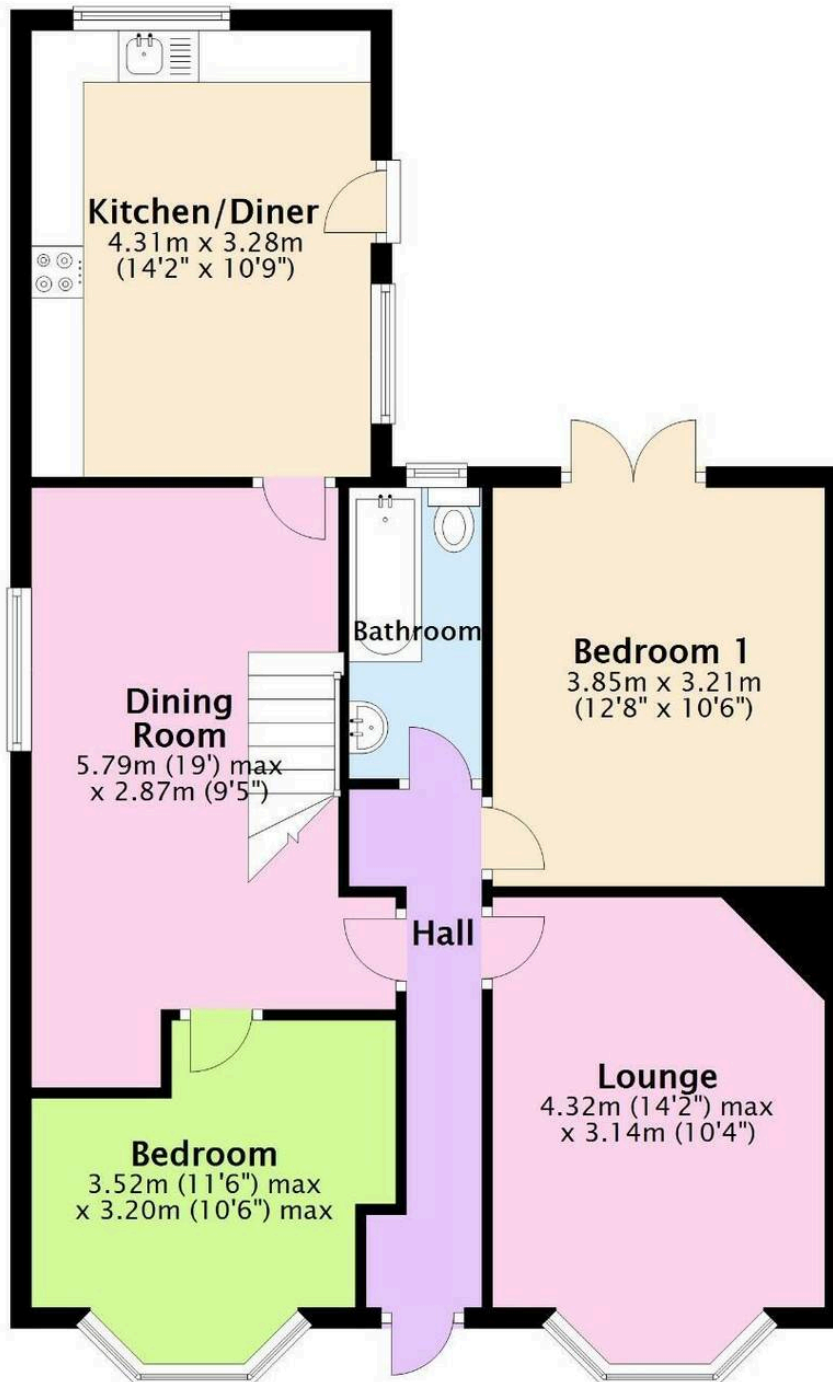
Christchurch, Christchurch

Situated within the highly sought-after Twynham school catchment, this detached chalet presents a fantastic opportunity for those seeking a property with superb potential. Spanning over 1,000 sq.ft. this freehold property boasts a spacious interior of two reception rooms, four good sized bedrooms with an added benefit a ensuite and a family bathroom, all awaiting a personal touch. Featuring a garage and off-road parking, the convenience of this charming abode is further enhanced by its prime location within walking distance to St Catherine's Hill with its array of shops, Christchurch high street and the train station with direct routes to London. Perfect for commuters. Offering scope to improve and customise to one's desires, this property is the perfect canvas for creating a dream home. Additionally, the allure of a swimming pool adds a touch of luxury to this residence, perfect for relaxation and entertaining.

Leading the way to the exterior of the property, the outside space of this chalet is an extension of its inviting charm. A blank canvas awaiting a green thumb, the outdoor area offers endless possibilities for landscaping and outdoor living spaces. The sizeable outdoor space perfectly complements the interior of the property. Don't miss this opportunity to make this property your own and transform it into a dream home.

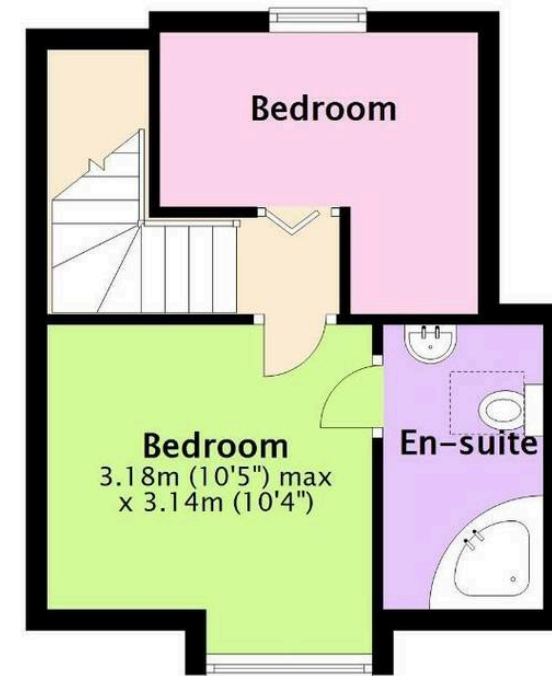
Ground Floor

Approx. 75.5 sq. metres (812.5 sq. feet)



First Floor

Approx. 25.4 sq. metres (273.5 sq. feet)





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This highly desirable residence is situated in a superb location on one of the most prestigious roads in West Christchurch, close to Christchurch Town Centre and mainline railway station. The property is also within easy walking distance of St Catherine's Hill a site of special scientific interest and renowned walking location. Bournemouth town centre is located approximately 3 miles away with its seven miles of blue flag award winning beaches and the cathedral cities of Salisbury and Winchester are also easily commutable. Local Authority & School Catchment Areas. BCP Council ~ Council Tax Band E ~ Christchurch Infants & Junior School ~ Twynham School.

Council Tax band: E

Tenure: Freehold

EPC Energy Efficiency Rating: D

EPC Environmental Impact Rating: E

- Detached chalet in Twynham school catchment
- Offering over 1000 sq.ft of accommodation
- Garage and off road parking
- Scope to improve
- Swimming pool
- Freehold property
- Walking distance to centre of Christchurch





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