



93 River Way, Christchurch
Christchurch

In Excess of **£800,000**



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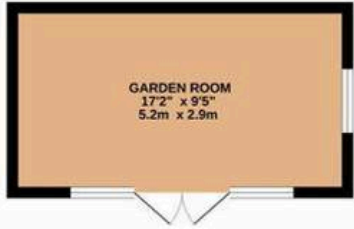
Nestled in a prominent location on one of Christchurch's premier roads, this immaculate 4-bedroom Chalet Bungalow exemplifies the epitome of versatile living, beautifully presented throughout and offering over 2500 sq. ft of accommodation. Available with no forward chain, this property is the perfect opportunity for those seeking a stylish and functional home in one of the most sought-after areas in the region.

Upon entering the property, one is welcomed by the seamless flow of space and light, encapsulating the essence of indoor/outdoor living. The meticulous attention to detail is evident throughout, with bespoke bedroom furniture adding a touch of luxury to the bedrooms and two benefitting from stylish en-suites. A highlight of the property is the summer house, which can easily be transformed into a home office, creating a perfect work-from-home environment.

The kitchen is a home buyers dream, featuring Neff appliances and a state-of-the-art cooker tap, perfect for culinary enthusiasts. The utility room provides convenience and functionality, ensuring that the household operates smoothly and efficiently. The open-plan living area is the heart of the home, with bi-fold doors leading out to the sun-drenched garden, creating a seamless transition between the interior and exterior spaces.

Security is paramount in this property, with CCTV in place to provide peace of mind to the residents. The layout of the property offers a versatile living arrangement, catering to the needs and preferences of a modern family or individual. Whether it's hosting gatherings with friends and family or simply relaxing in the tranquillity of your own space, this property has something to offer for everyone.

GARDEN
164 sq.ft. (15.3 sq.m.) approx.



GROUND FLOOR
1225 sq.ft. (113.8 sq.m.) approx.



1ST FLOOR
1116 sq.ft. (103.7 sq.m.) approx.



TOTAL FLOOR AREA : 2505 sq.ft. (232.8 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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River Way is superbly situated in a commanding position on quiet residential road located in the much sought after area of west Christchurch, close to Christchurch Town Centre and mainline railway station. Bournemouth town centre is located approximately three 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 BCP Council ~ Council Tax Band E
Tenure Freehold Asking Price Offers in excess of £875,000

Council Tax band: E

Tenure: Freehold

EPC Energy Efficiency Rating: C

EPC Environmental Impact Rating: C



- No forward chain
- Summer house/work from home office
- Beautifully presented throughout
- Offering over 2500 sq. ft of accommodation
- CCTV
- Premier road in Christchurch
- Versatile living
- Epitomy of indoor/outdoor living



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