



6 Watermead

DenisonS

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23 Willow Way, BH23 1JJ

£525,000

Denisons proudly presents this exceptional three-bedroom house with stunning river views, nestled in a private waterside development within the highly sought-after Twynham School catchment area. This property boasts two double bedrooms, a single bedroom, two bathrooms, a bright and spacious lounge, and a fully-fitted kitchen. Notable features include a garage and parking, a balcony with picturesque river views, gas-fired central heating, and access to a shared slipway. Perfectly positioned for families and individuals seeking easy access to local amenities and top-tier schools. EPC band D & Council Tax band D. No forward chain.



Hallway 17' 8" x 3' 10" (5.38m x 1.17m)

Utility room

Bedroom 3 13' 2" x 10' 7" (4.01m x 3.22m)

Bedroom 2 14' 1" x 8' 11" (4.29m x 2.72m)

Shower Room

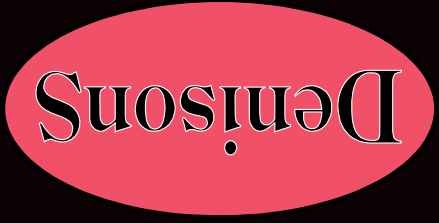
Bedroom 1 10' 8" x 8' 8" (3.25m x 2.64m)

En-suite 5' 8" x 5' 4" (1.73m x 1.62m)

Kitchen 11' 11" x 5' 8" (3.63m x 1.73m)

Lounge 16' 5" x 13' 4" (5.00m x 4.06m)





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Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		
55-68	D		
39-54	E		
21-38	F		
1-20	G		
		63 D	
			84 B

