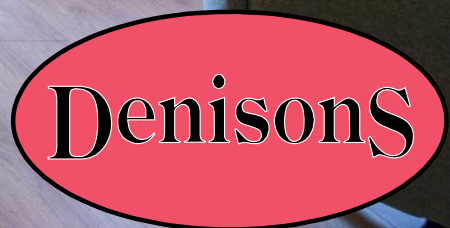




2 River Glade



2 River Glade

Christchurch, BH23 2AN

£765,000 offers in excess

This beautifully presented detached chalet-style residence is nestled in a highly sought-after private residential cul-de-sac of just three houses in the heart of West Christchurch. Offering a spacious and versatile layout, the home features an open-plan kitchen, dining and living area, with a double height ceiling and a galleried landing. Two sets of patio doors and a feature triangular window flood the room with natural light creating an ideal space for family living and entertaining. The property boasts four generously sized bedrooms, two on the first floor with Ensuite Bath/Shower rooms and two on the ground floor serviced by a downstairs Bathroom. The master bedroom has a large Velux window that opens as a balcony window offering elevated views over the garden and beyond. The first floor bedrooms have extensive eves storage cupboards as well as built in wardrobes. The home has the comfort of gas underfloor heating



Double Garage 18' 9" x 19' 2" (5.71m x 5.84m)

Hallway

Bathroom

Bedroom 4 8' 7" x 10' 4" (2.61m x 3.15m)

Lounge/Kitchen/Diner 36' 11" x 13' 1" (11.24m x 3.98m)

Bedroom 3/Study 12' 2" x 13' 1" (3.71m x 3.98m)

En-suite

Bedroom 2 12' 2" x 11' 4" (3.71m x 3.45m)

Landing

Bedroom 1 12' 2" x 17' 1" (3.71m x 5.20m)

En-suite

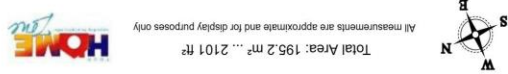




Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		
55-68	D		
39-54	E		
21-38	F		
1-20	G		
		78 C	
		86 B	



First Floor



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