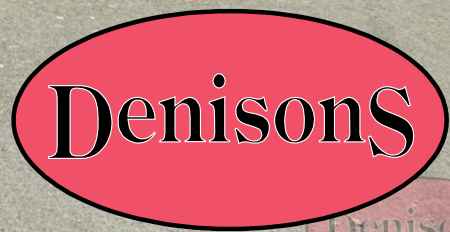




23 Chestnut Avenue



23 Chestnut Avenue

Christchurch, BH23 2PW

£535,000

This beautifully presented detached bungalow offers a rare and exciting opportunity in one of the area's most sought-after locations. Immaculately maintained and thoughtfully laid out, the home exudes warmth and character while offering bright, airy living spaces throughout.

The property boasts three generously sized double bedrooms, including a spacious master with a sleek en-suite, complemented by a contemporary family bathroom. A beautifully proportioned lounge and a charming conservatory provide ideal spaces for both everyday living and entertaining, with natural light pouring in to create a warm, welcoming atmosphere.

Step outside to discover a delightful, south-facing rear garden — wonderfully private and low-maintenance, it's perfect for summer dining, relaxing, or simply enjoying the outdoors all year round. The property also benefits from ample off-road parking, a garage, and a carport, making it as practical as it is appealing.

Situated within the highly regarded Twynham School catchment area and offered with no forward chain, this home truly ticks all the boxes. It's just a short stroll from local shops, amenities, and transport links, meaning everything you need is right on your doorstep.

What's more, the property offers exciting scope for further enhancement or extension (subject to planning permission), making it an ideal choice for buyers looking to add value or tailor the space to their own vision.



Carport 25' 9" x 9' 10" (7.84m x 2.99m)

Garage 25' 7" x 9' 10" (7.79m x 2.99m)

Porch

Hallway

Bedroom One 13' 8" x 12' 7" (4.16m x 3.83m)

En-suite 7' 5" x 2' 10" (2.26m x 0.86m)

Family Bathroom 7' 2" x 4' 4" (2.13m x 1.63m)

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

Conservatory 12' 8" x 10' 3" (3.86m x 3.13m)

Lounge 12' 10" x 14' 2" (3.91m x 4.31m)

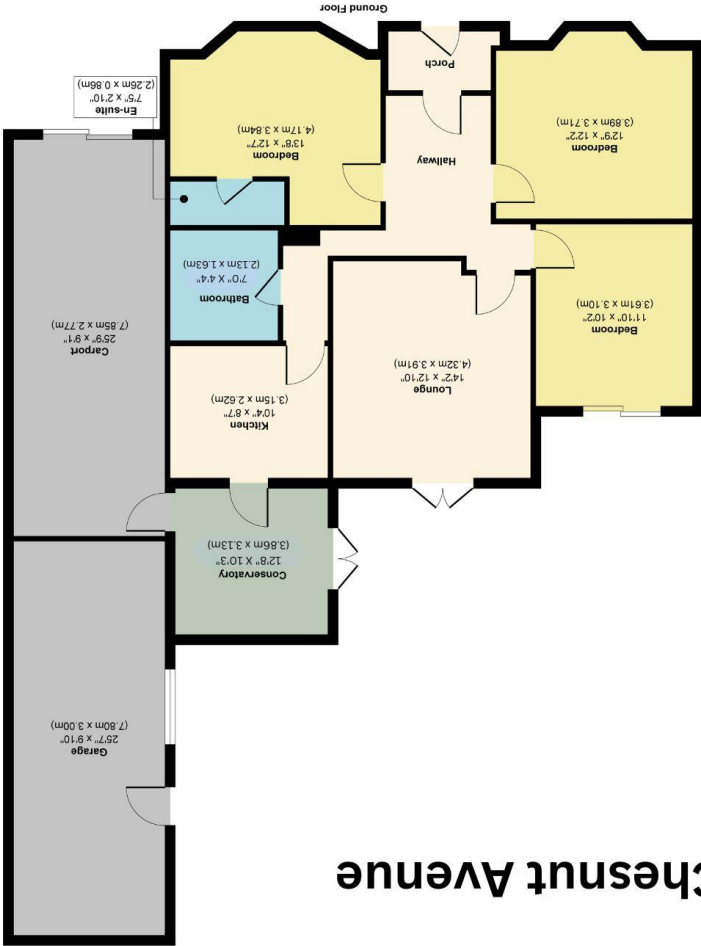
Bedroom Two 12' 9" x 12' 2" (3.88m x 3.71m)

Bedroom Three 11' 10" x 10' 2" (3.60m x 3.10m)

Driveway



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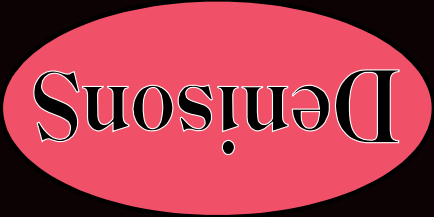


Approx. Gross Internal Floor Area 1269 sq. ft / 117.89 sq. m (Excluding Carport)

Produced by Elements Property



Score	Energy rating	Current	Potential
92+	A	83 B	66 D
81-91	B		
69-80	C		
55-68	D		
39-54	E		
21-38	F		
1-20	G		



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