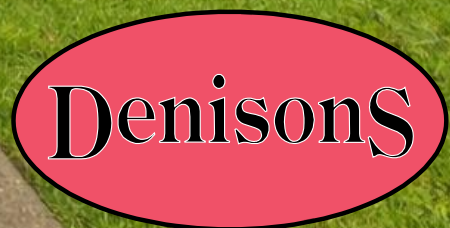




19 Russell Drive





# 19 Russell Drive

Christchurch, BH23 3PA

£500,000

Situated within a quiet cul-de-sac in a highly sought-after location, this neo-Georgian style town house offers well-balanced accommodation and a bright, welcoming atmosphere throughout. The ground floor comprises a well-presented kitchen with direct access to the rear garden, while the dining room benefits from French doors opening outside, making it ideal for both everyday living and entertaining. The lounge features a characterful bay window, allowing natural light to fill the space and enhance the sense of openness. A convenient downstairs W/C completes the ground floor layout. Arranged over the upper floors are four bedrooms, including a spacious main bedroom with built-in wardrobes and an en-suite shower room. The second bedroom benefits from a walk-in wardrobe, offering excellent storage, while the remaining bedrooms are versatile and well-proportioned. A modern family bathroom serves the additional bedrooms. Externally, the property enjoys a private, low-maintenance rear garden, ideal for relaxing with minimal upkeep. Additional benefits include a garage in a nearby block and the advantage of no forward chain, providing a straightforward purchase. The location is a particular highlight, with local amenities within walking distance and easy access to the scenic surroundings of Stanpit Marsh and Mudeford Quay, making this an excellent opportunity to enjoy both convenience and coastal living.



**Entrance Hallway**

**WC**

**Lounge 22' 8" x 13' 1" (6.90m x 3.98m)**

**Dining Room 11' 9" x 11' 7" (3.58m x 3.53m)**

**Kitchen 12' 5" x 10' 1" (3.78m x 3.07m)**

**Landing**

**Bedroom 1 14' 0" x 10' 10" (4.26m x 3.30m)**

**En-suite**

**Bedroom 2 12' 6" x 8' 5" (3.81m x 2.56m)**

**Bedroom 3 10' 7" x 8' 10" (3.22m x 2.69m)**

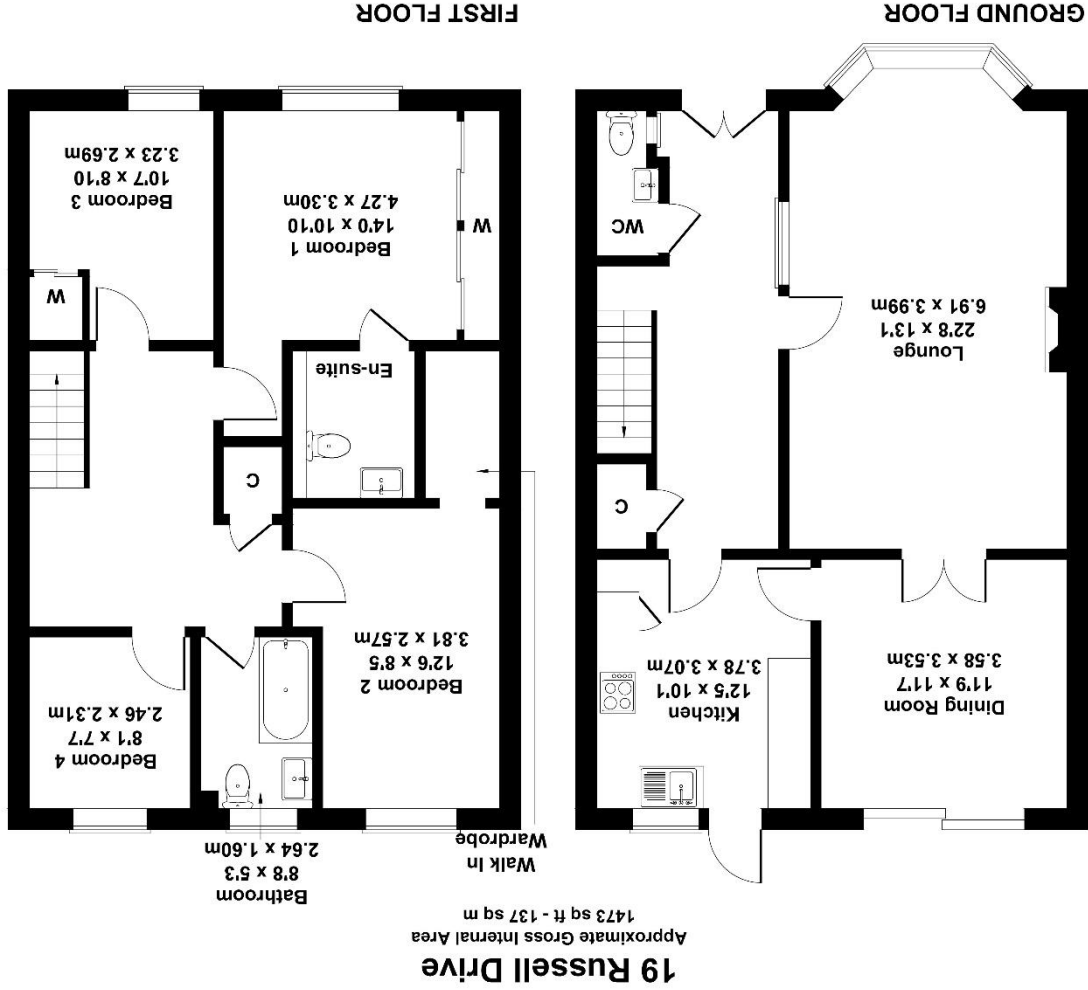
**Bedroom 4 8' 1" x 7' 7" (2.46m x 2.31m)**

**Bathroom 8' 8" x 5' 3" (2.64m x 1.60m)**





| Score | Energy rating | Current | Potential |
|-------|---------------|---------|-----------|
| 92+   | A             |         |           |
| 81-91 | B             |         | 81 B      |
| 69-80 | C             | 73 C    |           |
| 55-68 | D             |         |           |
| 39-54 | E             |         |           |
| 21-38 | F             |         |           |
| 1-20  | G             |         |           |



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