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These particulars are intended to give a fair description of the property, but their accuracy is not guaranteed and they do not constitute an offer or contract.

DRAFT DETAILS – AWAITING VERIFICATION FROM VENDOR

**22 WALCOTT AVENUE
CHRISTCHURCH
BH23 2NG**

Price £675,000

Freehold



A BEAUTIFULLY PRESENTED AND DECEPTIVELY SPACIOUS DETACHED CHALET STYLE FAMILY RESIDENCE SITUATED WITHIN THE TWYNHAM SCHOOLS CATCHMENTS.

THIS STUNNING PROPERTY COMPRISES LARGE ENTRANCE HALL, 16' X 15' LOUNGE WITH OPEN PLAN STUDY AREA, SEPARATE DINING ROOM, ATTRACTIVE CONTEMPORARY KITCHEN, 2 DOUBLE BEDROOMS, MODERN SHOWER ROOM, SEPARATE 3RD W.C. ALL TO THE GROUND FLOOR. A 'POCKET' DOOR LEADS TO THE CONCEALED STAIRCASE WHICH IN TURN LEADS UP TO A SUPERB MASTER BEDROOM WHICH MEASURES 29' IN LENGTH AND IN OUR OPINION COULD EASILY BE DIVIDED TO CREATE A 4TH BEDROOMS. THERE IS ALSO A MODERN EN-SUITE SHOWER ROOM.

EXTERNALLY THERE IS AMPLE OFF ROAD PARKING TO THE FRONT FOR NUMEROUS VEHICLES. THE REAR GARDEN IS A TRUE FEATURE OF THE PROPERTY WITH ATTRACTIVE LARGE PATIO AND EXTENSIVE LAWN AND 18' X 12' GARDEN CABIN/SUMMER HOUSE WITH POWER AND LIGHTING WHICH MUST BE SEEN TO APPRECIATE.

BENEFITS INCLUDE GAS FIRED CENTRAL HEATING, DOUBLE GLAZING, HIGH GLOSS WOOD FLOORING TO THE HALL AND MAIN LIVING AREAS.

AN EARLY INTERNAL INSPECTION IS STRONGLY ADVISED TO FULLY APPRECIATE.

- DETACHED CHALET STYLE RESIDENCE
- 2 GROUND FLOOR BEDROOMS
- SPACIOUS FIRST FLOOR MASTER BEDROOM SUITE
- LARGE GARDEN
- SUPERB GARDEN CABIN
- WELL PROPORTIONED LOUNGE
- STUDY
- AMPLE OFF ROAD PARKING
- FAMILY SHOWER ROOM
- EN-SUITE TO MASTER BEDROOM
- SEPARATE 3RD W.C.
- TWYNHAM CATCHMENTS
- DOUBLE GLAZING
- GAS FIRED CENTRAL HEATING
- MUST BE VIEWED TO FULLY APPRECIATE



VIEWING STRICTLY BY APPOINTMENT PLEASE

Please note that the equipment, fittings, fireplaces, heating systems, mains services, apparatus and appliances have not been tested by us the agents so we cannot confirm that they are in working order. All measurements are approximate and are for guidance only.

PLEASE NOTE:

MONEY LAUNDERING REGULATIONS – Intending purchasers will be asked to produce identification documentation at a later stage and we would ask for your co-operation in order that there will be no delay in agreeing the sale.

MICHAEL ADAM Estate Agents have not sought to verify the legal title of the property and the buyers must obtain verification from their solicitors.

22 WALCOTT AVENUE, CHRISTCHURCH BH23 2NG



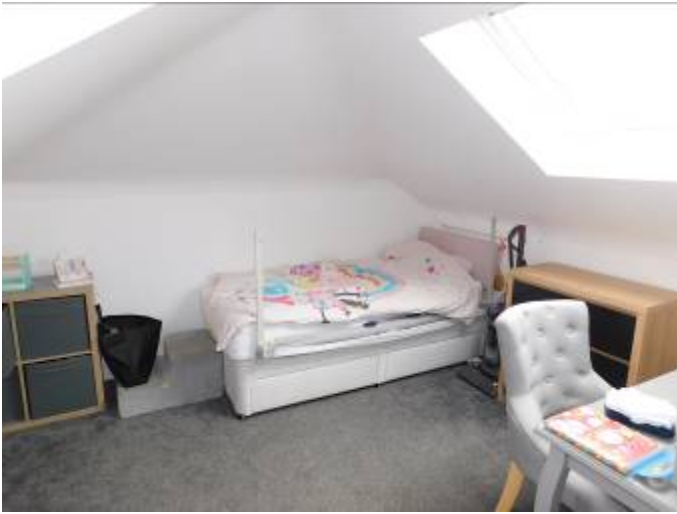
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