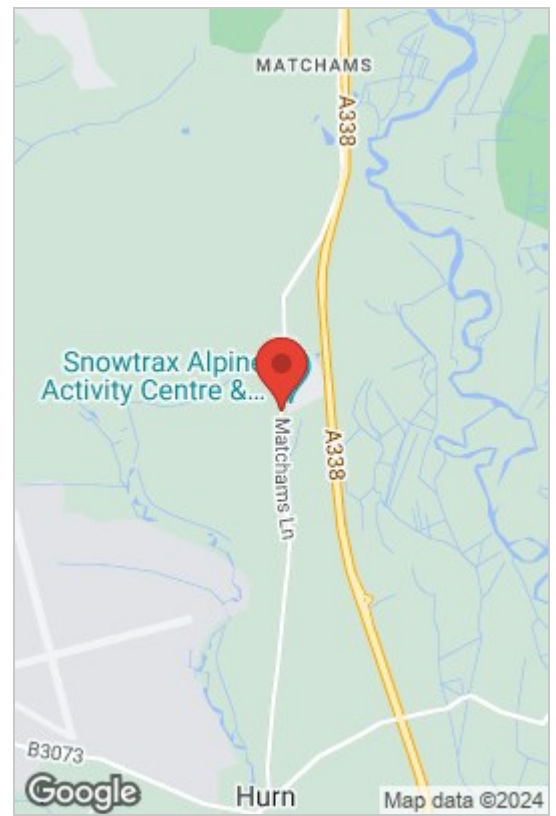
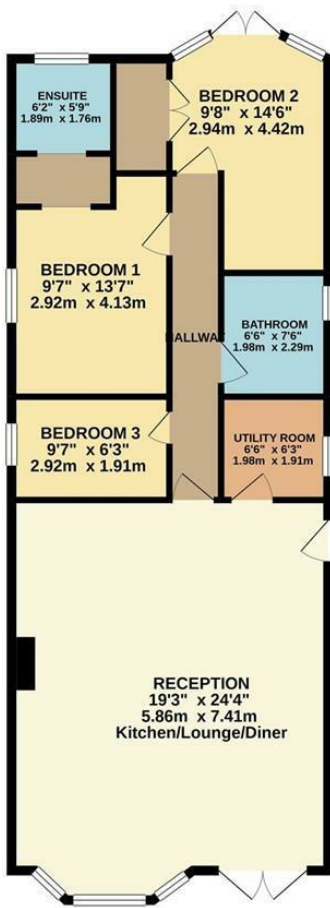




44 Tall Trees Matchams Lane, Christchurch, BH23 6TT
Guide Price £215,000



TOTAL FLOOR AREA : 969 sq.ft. (90.0 sq.m.) approx.
Whilst every attempt has been made to ensure the accuracy of the floorplan contained herein, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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- Located in the sought after Tall Trees Development
- Extensively refurbished and presented in immaculate condition throughout
- Large open plan living area
- Property offered with raised Patio area and garden
- Tall Trees is specially reserved for the over 45's
- 3 bedrooms with newly fitted ensuite shower room to Master
- Modern kitchen with integrated appliances and additional utility room
- Block paved drive for multiple vehicles and a double garage

This BEAUTIFULLY PRESENTED 3 bedroom, 2 bathroom home resides in the sought after Tall Trees Development on Matchams Lane, Hurn. Stunning presentation throughout with the benefit of a DOUBLE GARAGE, this stand out park home has fantastic on site features and residential 12 month living status.



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus)	A		
(81-91)	B		
(69-80)	C		
(55-68)	D		
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

Environmental Impact (CO ₂) Rating		Current	Potential
Very environmentally friendly - lower CO ₂ emissions			
(92 plus)	A		
(81-91)	B		
(69-80)	C		
(55-68)	D		
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not environmentally friendly - higher CO ₂ emissions			
England & Wales		EU Directive 2002/91/EC	

Whilst these details are thought to be correct, their accuracy cannot be guaranteed and do not form part of any contract. It should be noted that we have not tested any fixtures, fittings, equipment, apparatus or services, therefore we cannot verify that they are in working order or fit for purpose. Solicitors should be used to confirm that any moveable items described within these details are in fact part of the sale agreement. While we try to ensure measurements are correct they are not guaranteed and purchasers are advised to take their own measurements before ordering any fixtures or fittings.