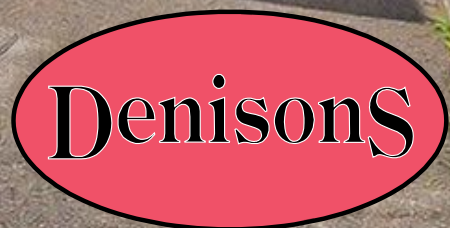




9 Dennistoun Avenue



9 Dennistoun Avenue

Christchurch, BH23 3QL

£485,000

A beautifully presented detached bungalow offering spacious and versatile accommodation in a highly desirable location, perfectly suited to families, downsizers or buyers seeking an enviable coastal lifestyle. Immaculately maintained throughout, the property features three generous bedrooms, a spacious entrance hall, and a stylish contemporary shower room. The true heart of the home is the stunning open-plan living space, designed for modern living and effortless entertaining. A sleek and stylish kitchen with integrated appliances flows seamlessly into the bright living/dining area, while impressive bi-fold doors open directly onto the rear garden, creating a wonderful connection between inside and out. Outside, the private south west facing rear garden enjoys sunshine throughout the afternoon and evening, providing the perfect setting for relaxing or hosting guests. Further benefits include a detached garage and generous driveway parking for multiple vehicles.. Ideally positioned within easy reach of Avon Beach, Mudeford Quay, highly regarded local schools and everyday amenities, this is a rare opportunity to acquire a superb bungalow in a prime and highly desirable location.



Bedroom 1 14' 4" x 10' 8" (4.37m x 3.25m)

Bedroom 2 13' 1" x 10' 8" (3.98m x 3.25m)

Bedroom 3 8' 5" x 7' 7" (2.56m x 2.31m)

Shower Room

Lounge 10' 8" x 10' 7" (3.25m x 3.22m)

Kitchen 10' 8" x 10' 7" (3.25m x 3.22m)

Sitting Room 21' 11" x 12' 8" (6.68m x 3.86m)

Garage 17' 4" x 9' 10" (5.28m x 2.99m)

Parking

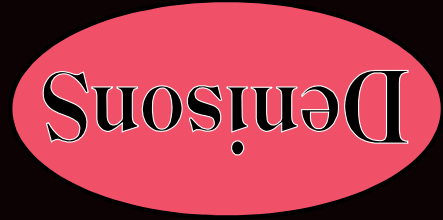
Front garden

Rear Garden





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		
		66 D	
			80 C



www.denisons.com

Denisons for themselves and for the Vendors or lessors of this property, whose Agents they are, give notice that these particulars are produced in good faith, are set out as a general guide only and do not constitute any part of a Contract. No person in the employment of Denisons has any authority to make or give any representation or warranty whatever in relation to this property.



Mayfair
Cashel House, London, W1U 3JT
0870 112 7099
mayfair@denisons.com

Christchurch
12 Castle Street, Christchurch BH23 1DT
01202 484748
christchurch@denisons.com