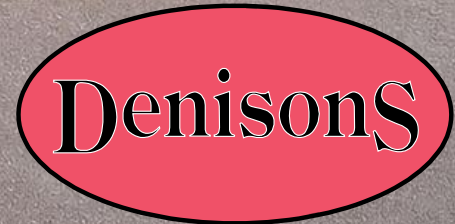




9c Grove Road East

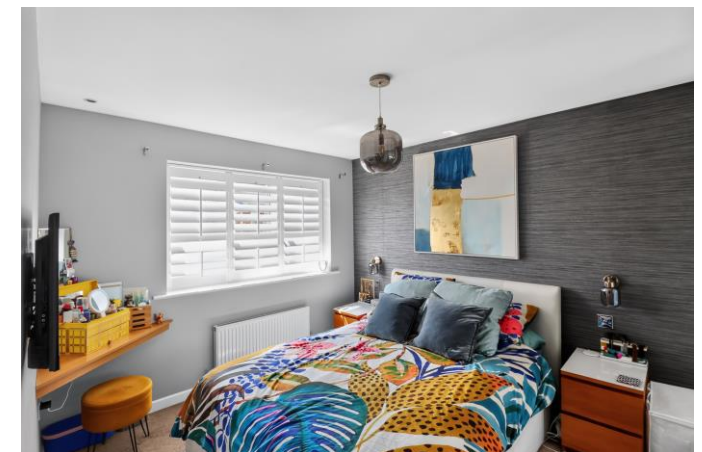


# 9c Grove Road East

Christchurch, BH23 2DQ

£450,000

Having been cherished by the same family since new, this beautifully presented three-bedroom semi-detached home has evolved over the years to create a wonderfully versatile and spacious family residence. At the heart of the home is a stunning contemporary kitchen, complete with integrated appliances. The open-plan layout creates a sociable environment ideal for both everyday living and entertaining. A particularly versatile additional reception room on the ground floor offers excellent flexibility and could be utilised as a snug, home office, playroom, guest room or even a fourth bedroom, especially given the convenience of the ground-floor shower room. The property also benefits from a modern family bathroom, both of which have been recently updated to a high standard. Upstairs, there are three well-proportioned bedrooms, while the loft space is easily accessed via an extending ladder and provides excellent additional storage. Outside, the private south-facing garden enjoys a secluded feel, making it a wonderful space to relax and entertain. The location is equally impressive, falling within the highly sought-after catchment areas for well-regarded local schools, the town centre and an excellent range of shops, cafés and restaurants are all within easy walking distance.



**Reception 1 17' 9" x 12' 2" (5.41m x 3.71m)**

**Kitchen 17' 9" x 15' 2" (5.41m x 4.62m)**

**Reception 2 12' 2" x 8' 5" (3.71m x 2.56m)**

**Summer House Shed 18' 1" x 14' 11" (5.51m x 4.54m)**

**Bedroom 1 12' 4" x 11' 3" (3.76m x 3.43m)**

**Bedroom 2 11' 3" x 11' 3" (3.43m x 3.43m)**

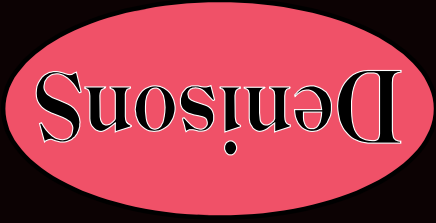
**Bedroom 3 9' 3" x 7' 2" (2.82m x 2.18m)**

**Family Bathroom**

**Garden**

**Parking**





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[www.denisons.com](http://www.denisons.com)

Mayfair  
 Cashel House, London, W1U 3JT  
**0870 112 7099**  
[mayfair@denisons.com](mailto:mayfair@denisons.com)

Christchurch  
 12 Castle Street, Christchurch BH23 1DT  
**01202 484748**  
[christchurch@denisons.com](mailto:christchurch@denisons.com)

Score	Energy rating	Current	Potential
92+	A	82 B	86 B
81-91	B		
69-80	C		
55-68	D		
39-54	E		
21-38	F		
1-20	G		

