



9 Lodge Road

DenisonS

9 Lodge Road

Christchurch, BH23 2ET

£535,000

A beautifully presented and deceptively spacious three-bedroom chalet bungalow, offering versatile and well-planned accommodation arranged over two floors and ideally positioned within a popular and convenient residential location. The property has been thoughtfully maintained and updated throughout, offering a superb balance of comfortable living space and practical features, making it an excellent choice for modern family living. The ground floor comprises a bright and airy lounge with direct access to the rear garden, creating a wonderful connection between the indoor and outdoor living spaces. The recently fitted kitchen opens into the dining area and benefits from a breakfast bar, providing additional seating and making this a sociable and practical space for both everyday family life and entertaining. The dining area also benefits from direct access into the rear garden, further enhancing the flow between the living and outdoor spaces. Also located on the ground floor is the principal bedroom, a family bathroom and a separate utility room, providing excellent levels of convenience and versatility. The first floor provides two further well-proportioned double bedrooms, together with a separate WC. The WC benefits from electrics and plumbing already being installed, including plumbing for a shower, providing the option to create a useful first-floor shower room, subject to the necessary requirements. Outside, the property benefits from a private south-westerly facing rear garden, offering a pleasant and secluded outdoor space, ideal for relaxing and entertaining. The property also benefits from driveway parking for two vehicles, adding further practicality to this appealing home.



Bedroom 1 10' 10" x 9' 6" (3.30m x 2.89m)

Bathroom

Utility room 5' 11" x 5' 7" (1.80m x 1.70m)

Kitchen 12' 6" x 10' 6" (3.81m x 3.20m)

Dining Room 11' 10" x 10' 6" (3.60m x 3.20m)

Sitting Room 12' 6" x 10' 10" (3.81m x 3.30m)

Bedroom 3 12' 2" x 11' 6" (3.71m x 3.50m)

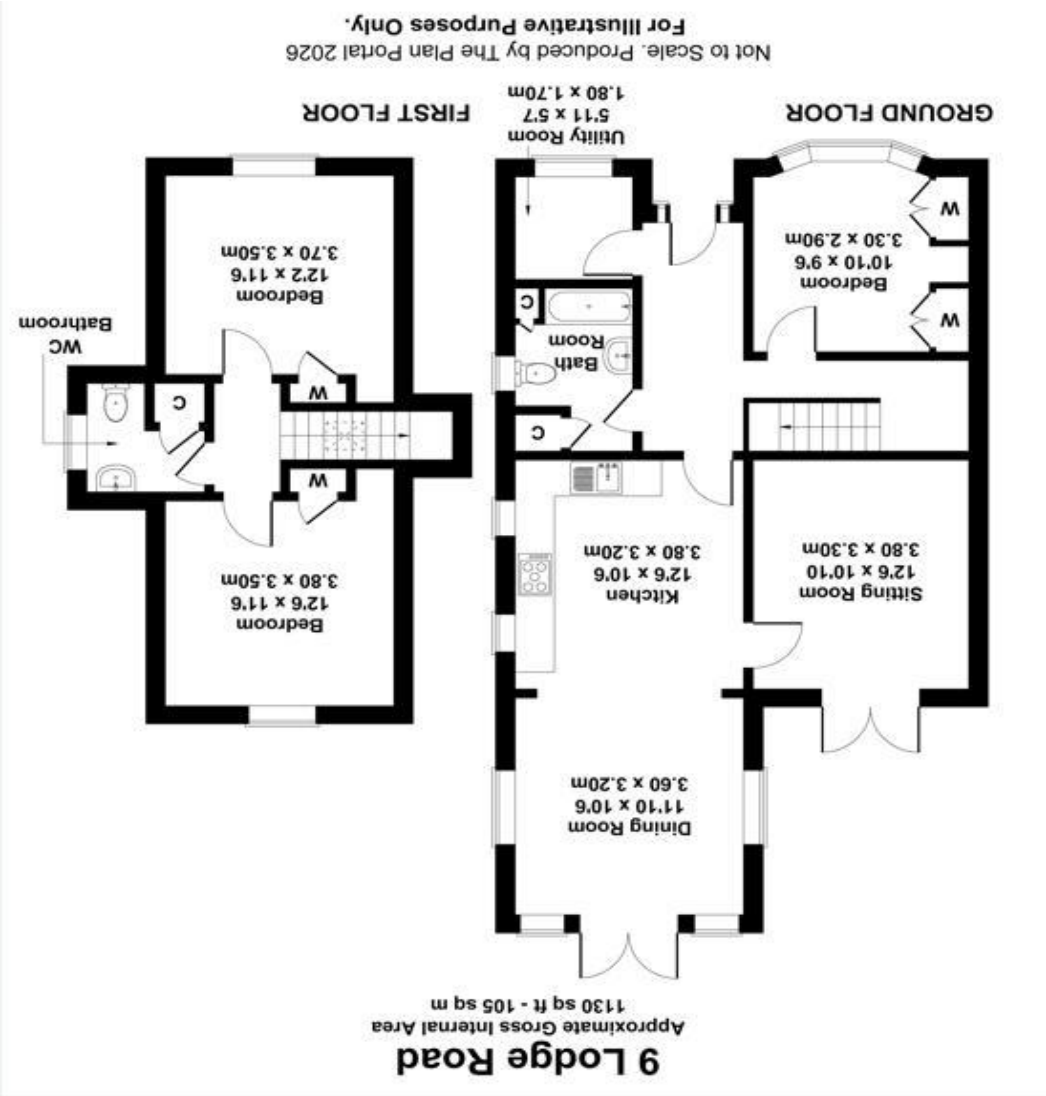
Bedroom 2 12' 6" x 11' 6" (3.81m x 3.50m)

WC

Rear Garden

Parking





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

Mayfair
Cashel House, London, W1U 3JT
0870 112 7099
mayfair@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 representation or warranty whatever in relation to this property.

www.denisons.com



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		
		55 D	71 C

