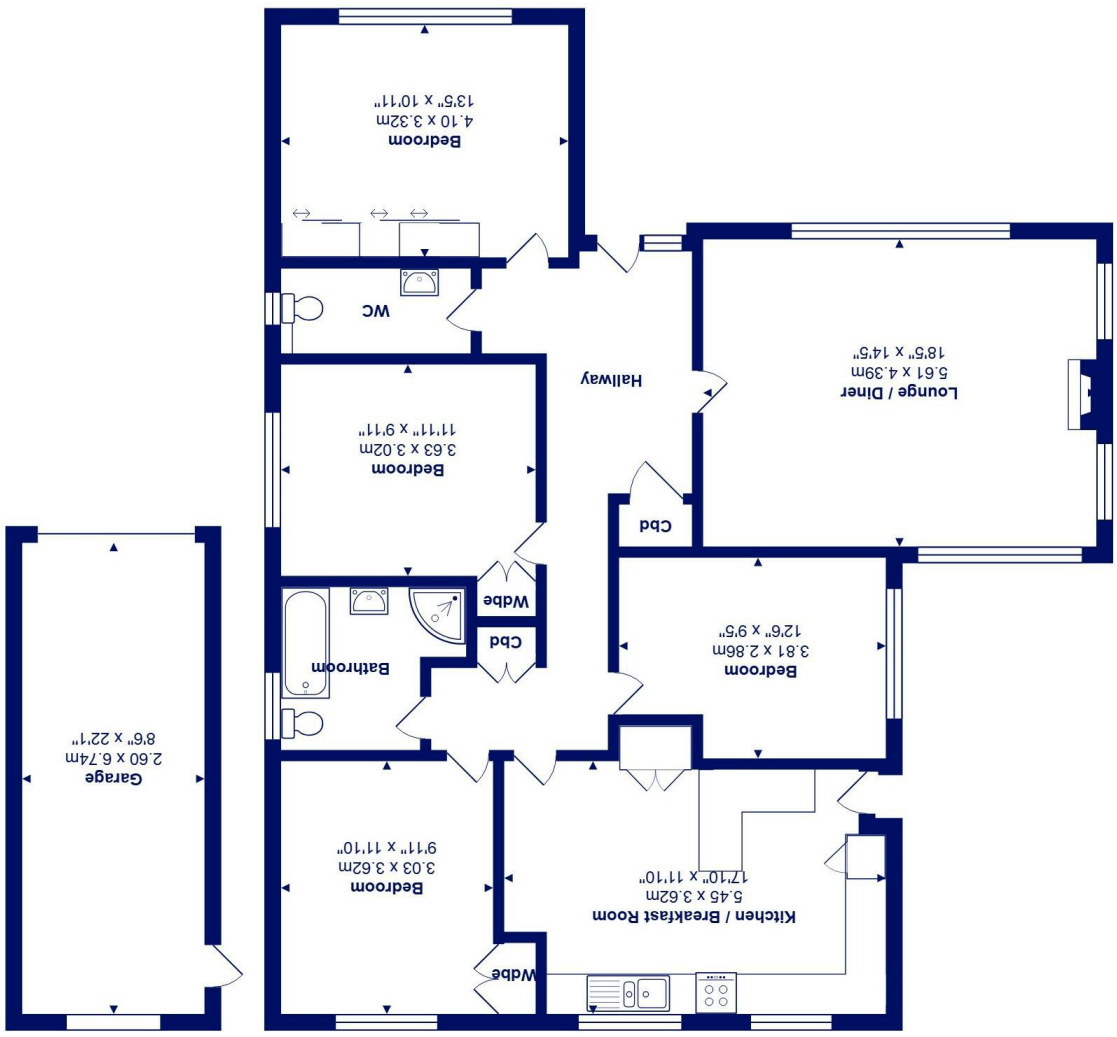

Total Area: 120.7 m² ... 1299 ft² (excluding garage)
All measurements are approximate and for display purposes only

22 Cranemoor Avenue, Highcliffe on Sea, BH23 5AN *£650,000*

Mitchells

1963 — TODAY

A deceptively spacious detached bungalow situated in the sought-after Cranemoor Common area, offering flexible and well-proportioned accommodation throughout. The property benefits from a superb lounge/diner, a generous kitchen/breakfast room and four bedrooms, making it ideal for a variety of purchasers including families, retirees or those seeking annexe potential/home office space.

Further features include a family bathroom, separate cloakroom, ample storage and a detached garage. The property stands on a lovely large plot with well maintained mature gardens to the front and rear and backing onto Cranemoor Common

- Superb four double bedroom detached bungalow
- Good size kitchen/breakfast room with views over the rear garden
- Bright and airy offering circa 1300 sqft of accommodation
- Large dual aspect lounge enjoying views to the front and rear
- Spacious family bathroom and seperate wc
- Gas fired central heating with Upvc double glazed windows
- Well stocked mature gardens direct access onto Cranemoor Common
- Ample off road parking and detached garage
- Located within the Highcliffe Schools catchment area
- Within a short walk of Hinton Admiral mainline train station offering direct routes to London Waterloo

EPC Rating Band: D
Council Tax Band: E
Freehold
Successful buyers will be required to complete online identity checks provided by Lifetime Legal. The cost of these checks is £48 inc. VAT per purchase which is paid in advance, directly to Lifetime Legal. This check verifies your identity in line with our obligations as stipulated by our regulatory body, HMRC

www.mitchells.uk.com
Highcliffe@mitchellsuk.com
01425 272206

Mitchells Estate Agents
284 Lymington Road
Highcliffe
Christchurch
BH23 5ET