



FOR SALE
DenisonS
CHRISTCHURCH

37 Kingfisher Way

DenisonS

37 Kingfisher Way

Christchurch, BH23 4RT

£550,000

Charming Detached Coastal Home in Sought-After 'Saxons Landing' – No Forward Chain. This delightful three/four-bedroom detached house is perfectly positioned on the highly sought-after 'Saxons Landing' development, offering easy access to Christchurch Harbour, Avon Beach, and Mudeford Quay, all within a pleasant 10 minute stroll. The property features a light and airy lounge with direct access to the garden, a separate dining room/study or additional bedroom, and a well-appointed kitchen. The spacious master bedroom benefits from a fitted wardrobe and en-suite, while two further bedrooms are served by a family bathroom, along with a convenient downstairs W/C. Set within a private and secure south-west facing rear garden, the home also enjoys a detached garage with power supply and off-road parking for multiple vehicles. Recent improvements include modern central heating, ensuring year-round comfort. Offered for sale with no onward chain, this property presents a rare opportunity to acquire a charming coastal home in a prime location.



Lounge 18' 6" x 10' 8" (5.63m x 3.25m)

Kitchen 12' 8" x 8' 5" (3.86m x 2.56m)

W/C

Dining Room/Office/Bedroom 4

Bedroom 3 7' 11" x 7' 10" (2.41m x 2.39m)

Bedroom 2 12' 5" x 9' 9" (3.78m x 2.97m)

Bedroom 1 12' 3" x 10' 5" (3.73m x 3.17m)

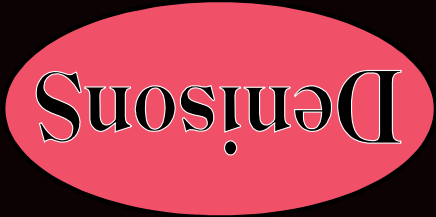
En-suite 8' 10" x 4' 0" (2.69m x 1.22m)

Garage

Rear Garden

Parking





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.

www.denisons.com

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

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

