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44A ALBION ROAD
CHRISTCHURCH
BH23 2JH



Agent's introduction

A beautifully presented four-bedroom detached home offering stylish, versatile living in a sought-after Christchurch setting. With a private garden, excellent local amenities and superb access to schools, transport links and the town centre, this is an ideal modern family home.



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Property highlights

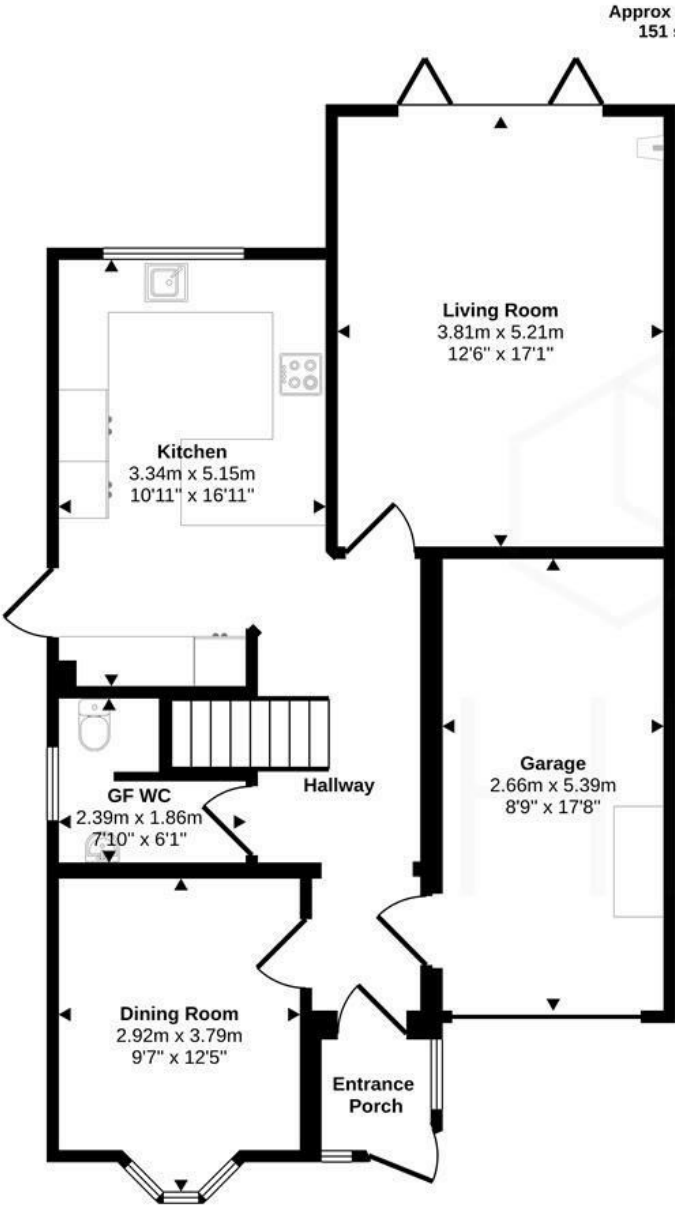
- Beautifully presented detached family home
- Highly sought-after Christchurch location
- Four generous double bedrooms
- Stylish contemporary living space
- Bright lounge with log burner and garden views
- Modern kitchen with granite work surfaces
- Two contemporary bathrooms
- Private enclosed rear garden
- Integral garage and driveway parking
- Twynham school catchment and close to town centre



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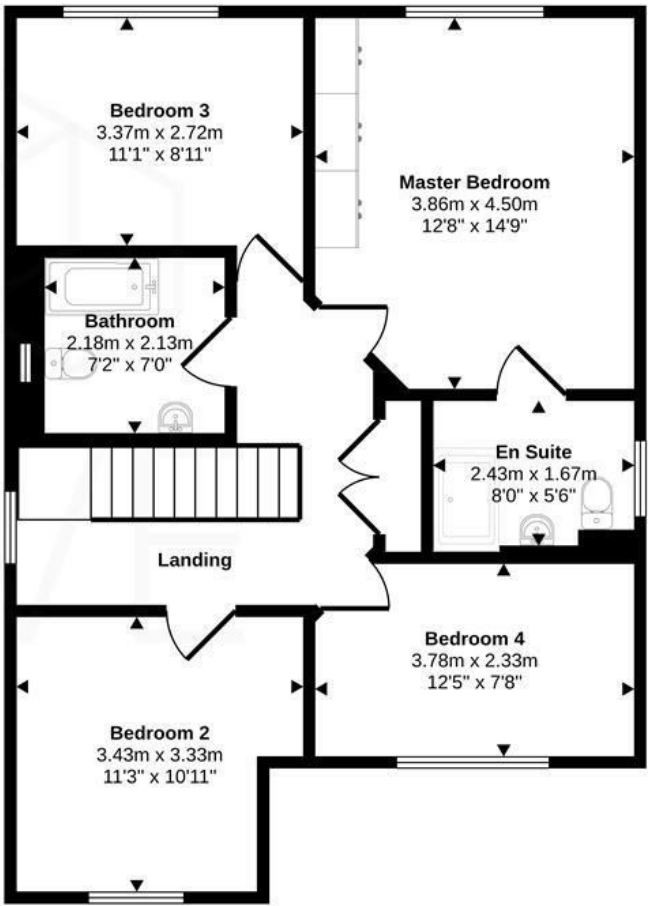
Floor plan and EPC

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A	71	82
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales		EU Directive 2002/91/EC 



Ground Floor
Approx 80 sq m / 863 sq ft

Approx Gross Internal Area
151 sq m / 1620 sq ft



First Floor
Approx 70 sq m / 757 sq ft

This floorplan is only for illustrative purposes and is not to scale. Measurements of rooms, doors, windows, and any items are approximate and no responsibility is taken for any error, omission or mis-statement. Icons of items such as bathroom suites are representations only and may not look like the real items. Made with Made Snappy 360.



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