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These particulars are intended to give a fair description of the property, but their accuracy is not guaranteed and they do not constitute an offer or contract.

DRAFT DETAILS – AWAITING VERIFICATION FROM VENDOR

**11 HURN ROAD
WEST CHRISTCHURCH
BH23 2RJ**

Price £425,000

Freehold



SITUATED WITHIN CLOSE PROXIMITY TO STUNNING WOODLAND WALKS ON ST CATHERINE'S HILL IS THIS WELL PROPORTIONED DETACHED CHALET STYLE HOUSE SITUATED WITHIN THE TWYNHAM SCHOOL CATCHMENTS.

THE PROPERTY BOASTS ACCOMMODATION COMPRISING ENTRANCE HALL, LOUNGE, DINING ROOM/2ND RECEPTION, MODERN DINING KITCHEN, 2 GROUND FLOOR BEDROOMS AND FAMILY BATHROOM. TO THE FIRST FLOOR THERE ARE 2 FURTHER BEDROOMS, ONE OF WHICH HAS AN EN-SUITE BATHROOM.

EXTERNALLY, TO THE FRONT IS OFF ROAD PARKING CREATING SPACE FOR CAMPER VAN OR BOAT, A DRIVEWAY LEADS DOWN THE SIDE OF THE PROPERTY WHICH LEADS THROUGH TO THE DETACHED GARAGE AND REAR GARDEN.

THE REAR GARDEN IS OF A GOOD SIZE OVER TWO LEVELS WITH PAVED SEATING AREAS, LAWN AND SWIMMING POOL.

THE PROPERTY BENEFITS FROM GAS FIRED CENTRAL HEATING, DOUBLE GLAZING, BEING CLOSE TO LOCAL SHOPS AND AMENITIES AND ALSO WITHIN EASY STRIKING DISTANCE OF EXCELLENT TRANSPORT LINKS AND BOURNEMOUTH INTERNATIONAL AIRPORT.

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- **DETACHED CHALET STYLE PROPERTY**
- **4 BEDROOMS**
- **2 RECEPTION ROOMS**
- **2 BATHROOMS (1 EN-SUITE)**
- **AMPLE OFF ROAD PARKING AND GARAGE**
- **SWIMMING POOL**
- **GAS FIRED CENTRAL HEATING**
- **DOUBLE GLAZING**
- **CLOSE TO LOCAL SHOPS AND AMENITIES**
- **NEAR TO BEAUTIFUL WOODLAND WALKS**
- **GOOD SIZE REAR GARDEN**
- **WEST CHRISTCHURCH LOCATION**
- **TWYNHAM CATCHMENTS**
- **SPACE TO PARK CAMPER VAN/BOAT**



VIEWING STRICTLY BY APPOINTMENT PLEASE

Please note that the equipment, fittings, fireplaces, heating systems, mains services, apparatus and appliances have not been tested by us the agents so we cannot confirm that they are in working order. All measurements are approximate and are for guidance only.

PLEASE NOTE:

MONEY LAUNDERING REGULATIONS – Intending purchasers will be asked to produce identification documentation at a later stage and we would ask for your co-operation in order that there will be no delay in agreeing the sale.

MICHAEL ADAM Estate Agents have not sought to verify the legal title of the property and the buyers must obtain verification from their solicitors.

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Ground Floor

Approx. 75.5 sq. metres (812.5 sq. feet)



First Floor

Approx. 25.4 sq. metres (273.5 sq. feet)

