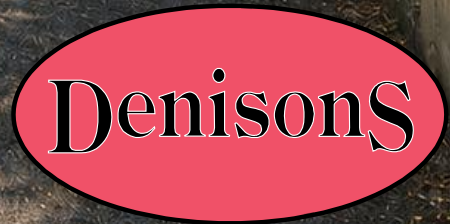




11 Hurn Road



11 Hurn Road

Christchurch, BH23 2RJ

£425,000

Located in a highly sought-after residential area, this four-bedroom detached chalet bungalow is offered to the market with no onward chain, providing versatile accommodation in a convenient and desirable location. The property features four well-proportioned bedrooms, with a family bathroom serving the first floor and a second bathroom conveniently located on the ground floor. Two reception rooms offer flexible living space, while the kitchen enjoys direct access to the private rear garden. Outside, the property benefits from a private rear garden with a swimming pool and garage, together with driveway parking for multiple vehicles. Ideally positioned within the highly regarded Twynham School catchment area, the property is just a short walk from local shops, amenities, bus routes and popular walking trails. It is also only a two-minute walk from St Catherine's Hill, renowned for its scenic views and countryside walks. Offering an excellent combination of location, flexible accommodation and outdoor space, this detached chalet bungalow presents an opportunity for buyers to modernise and personalise to their own taste. Early viewing is highly recommended.



Lounge 14' 2" x 10' 4" (4.31m x 3.15m)

Bedroom 11' 6" x 10' 6" (3.50m x 3.20m)

Dining Room 19' 0" x 9' 5" (5.79m x 2.87m)

Kitchen/Diner 14' 2" x 10' 9" (4.31m x 3.27m)

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

Bedroom 10' 5" x 10' 4" (3.17m x 3.15m)

Bedroom 1

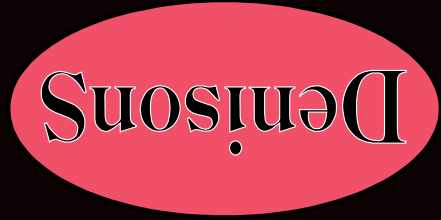
Garden

Parking





Score	Energy rating	Current	Potential
92+	A	55 D	77 C
81-91	B		
69-80	C		
55-68	D		
39-54	E		
21-38	F		
1-20	G		

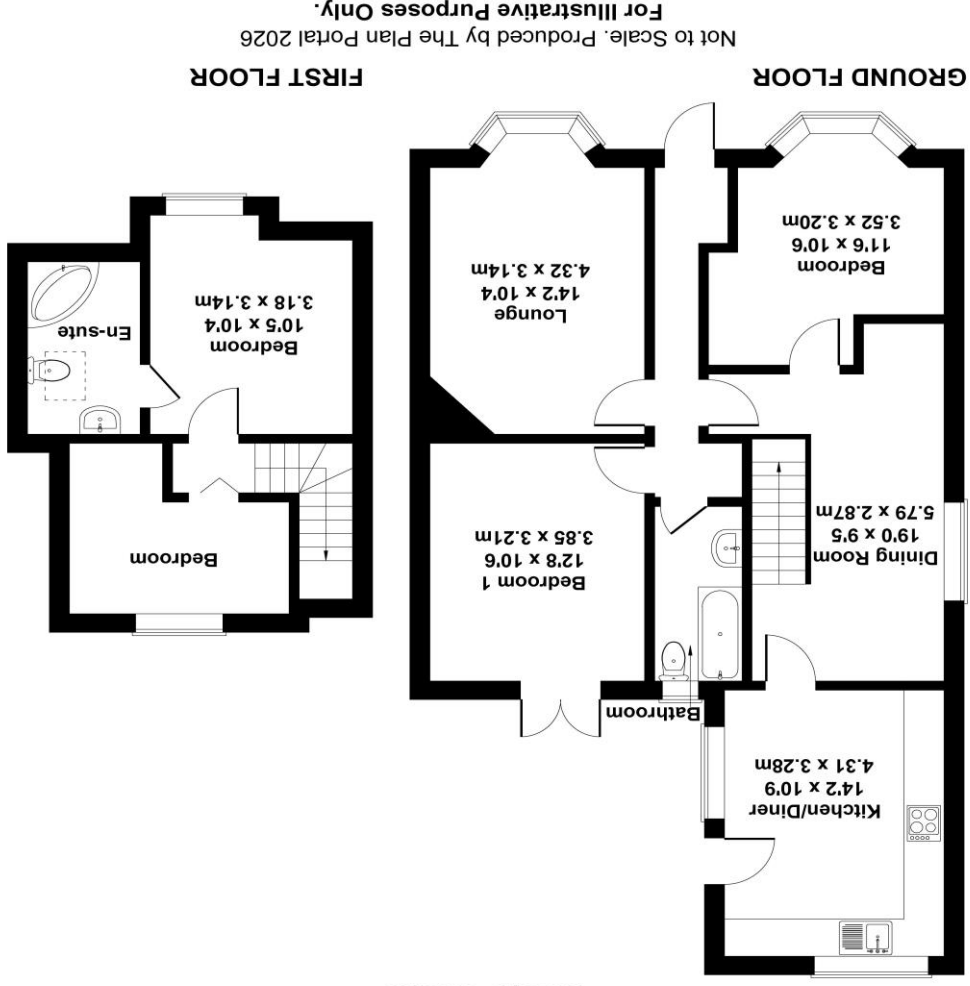


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Approximate Gross Internal Area
1163 sq ft - 108 sq m



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