

37 Avon Road West, Christchurch, Dorset,
BH23 2DF

Asking Price £480,000

 4

Bedrooms

 3

Living

 1

Bathroom/Ensuite

 *

Parking/Garage



EST
1992

THE PROPERTY PROFESSIONALS
Slades Estate Agents

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A Charming 4 Bedroom Semi-Detached House

THIS CHARMING FOUR-BED, 3 RECEPTION ROOM SEMI-DETACHED CHARACTER HOME OFFERS GENEROUS LIVING SPACE, DRIVEWAY, AND GARAGE WHILST BEING LOCATED ON A POPULAR SIDE ROAD IN THE TWYNHAM SCHOOL CATCHMENT AREA AND BENEFITS FROM NO FORWARD CHAIN.

Located on the ever-popular Avon Road West, this attractive character property offers a wonderful blend of period charm and practical family living. Arranged over three floors and extending to approximately 1,360 sq ft, the home provides versatile accommodation, bright living areas, and a spacious conservatory.

A welcoming entrance hallway leads to two well-proportioned reception rooms.

The living room, with its bay window and feature fireplace, offers a cosy yet spacious setting for everyday relaxation.

The dining room, also with a character fireplace, flows neatly towards the rear of the home.

At the back, the kitchen is well arranged with garden views and direct access into the generous conservatory, perfect as an additional family room or year-round entertaining space.

A full-length garage completes the ground floor, offering excellent storage or workshop potential.

The first floor hosts three bedrooms, each with good natural light and practical layouts.

Two comfortable double bedrooms sit to the front and centre of the home.

A third bedroom overlooks the rear garden.

The family bathroom is also on this level, well-positioned to serve all bedrooms.

A staircase leads to a loft bedroom, creating an ideal guest room, or quiet home office which offers great flexibility for a variety of uses.

The rear garden has an area of patio to the immediate rear of the property with the rest predominantly laid to lawn. There is also access via a rear-door to the garage.

TENURE: FREEHOLD
COUNCIL TAX BAND: D



KEY POINTS

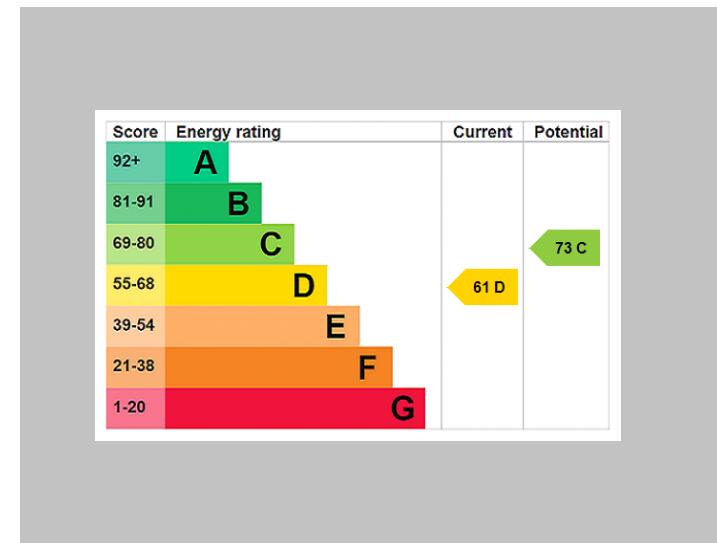
- NO CHAIN
- FOUR BEDROOMS
- FLEXIBLE ACCOMMODATION
- LARGE CONSERVATORY
- DRIVEWAY & GARAGE
- SOUGHT-AFTER LOCATION



The Consumer Protection from Unfair Trading Regulations 2008 (CPRs). These details are for guidance only and complete accuracy cannot be guaranteed. If there is any point, which is of particular importance, verification should be obtained. They do not constitute a contract or part of a contract. All measurements are approximate. No guarantee can be given with regard to planning permissions or fitness for purpose. No apparatus, equipment, fixture or fitting has been tested. Items shown in photographs are NOT necessarily included. Interested Parties are advised to check availability and make an appointment to view before travelling to see a property.

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