

20 Waterford Gardens, Highcliffe,
Christchurch, Dorset, BH23 5DP

Asking Price
£650,000



3

Bedrooms



1

Living



2

Bathroom/Ensuite



Y

Parking/Garage



EST
1992

THE PROPERTY PROFESSIONALS
Slades Estate Agents

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Great location... Lots of parking... Private garden... 3 Beds...

LOCATED ON THE SOUTH SIDE OF THE HIGH STREET, IN ONE OF HIGHCLIFFE'S MOST IN DEMAND CUL-DE-SACS, JUST A STONE'S THROW FROM BOTH THE CLIFF TOP, AND THE TOWN CENTRE. A PRIVATE WALLED GARDEN, AND GENEROUS AMOUNT OF PARKING ARE JUST TWO PARTICULAR FEATURES OF THE PROPERTY.

Entrance via porch into the hallway. Under stair cupboard, stairs to first floor, doors to accommodation.

The lounge diner runs front to back, has a south facing window at the front, and sliding doors at the rear that lead into the conservatory, which in turn has doors into the garden.

In the kitchen there is a range of eye and base level units with cupboards and drawers. There is space for white goods, a modern wall mounted gas boiler, an airing cupboard housing the hot water cylinder, and a doorway into the utility room where you have space for further appliances. Two doors leading to both the rear and side of the property.

There are three bedrooms in total, one of which, a good size double, is on the ground floor, the remaining two bedrooms are on the first floor, with the larger, dual aspect room having a wall of built in wardrobes. On the first-floor landing is a large and very useful storage cupboard, and a hatch providing loft access.

There is a modern ground floor shower room which comprises a shower cubicle, WC and wash hand basin, and has an obscured glazed window. The first-floor bathroom, also with a window, has a bath, WC and wash hand basin, and a large storage cupboard.

Outside

The front garden is laid to lawn with well-established borders. A tarmac driveway provides off road parking for several vehicles, and the garage has power and light. Garage measures 18'11" x 11'2" (5.78m x 3.41m)

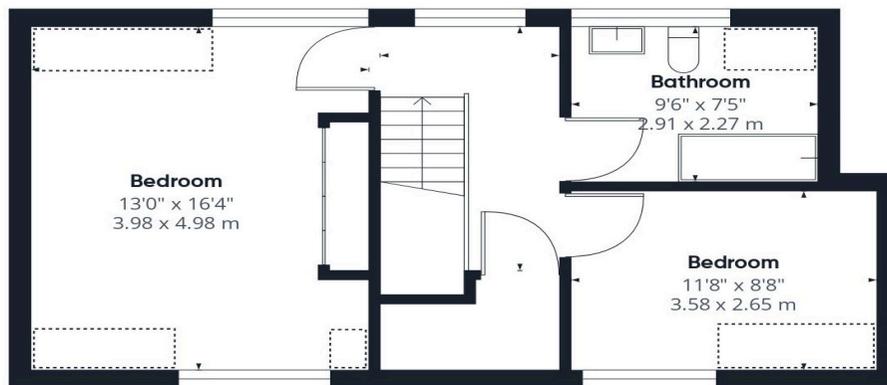
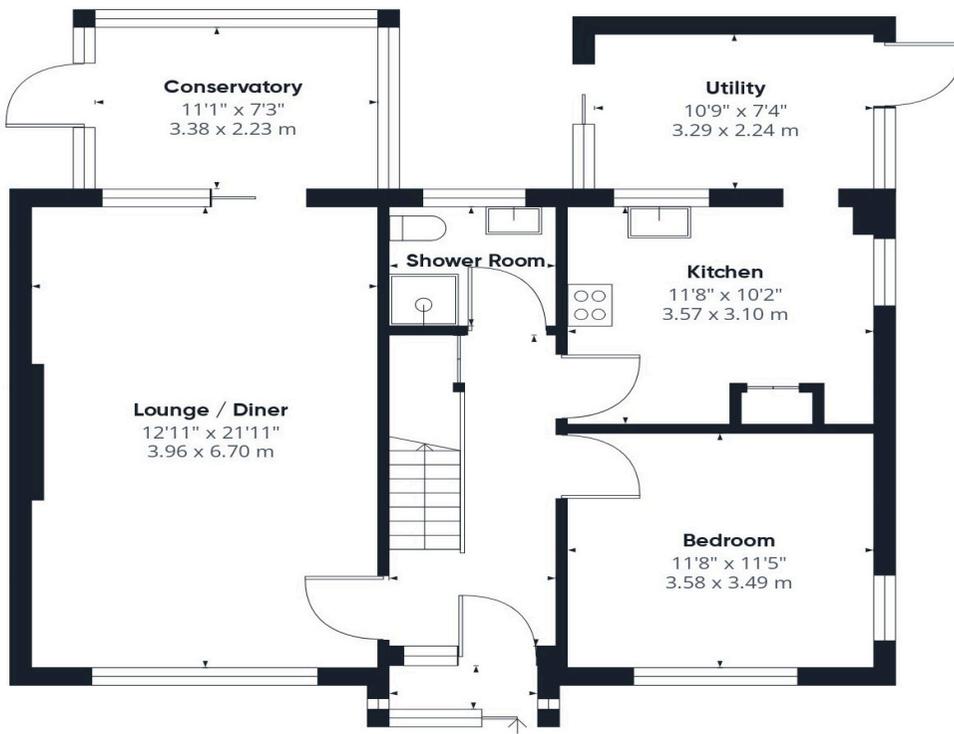
The part walled garden offers a high degree of privacy and gets plenty of sun.

Council tax band E.



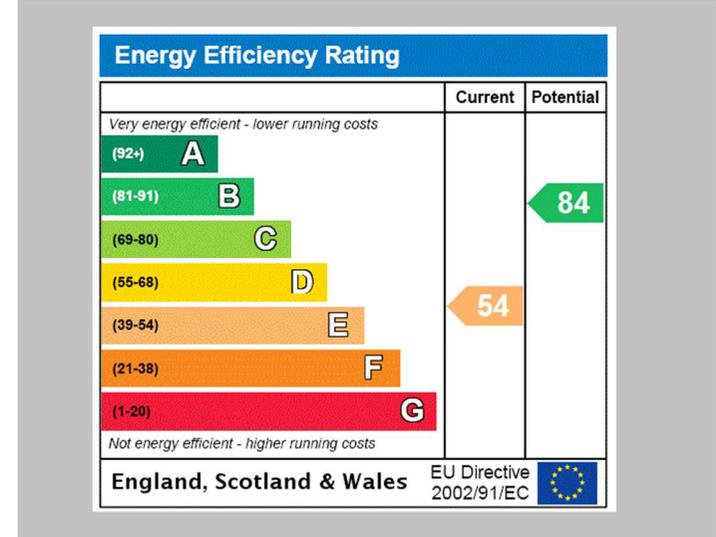
KEY POINTS

- South side of the High Street
- Short walk to beach & shops
- 3 bedrooms, 2 Bathrooms
- Large driveway & a garage
- Private and sunny garden
- Conservatory



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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