## 38 Kings Avenue, Christchurch, BH23 1NB

Asking Price £600,000



Bedrooms



Living



Bathrooms



Parking





## An Extended 4/5 Bedroom House in Central Christchurch

THIS EXTENDED DETACHED 4/5 BEDROOM FAMILY HOME HAS THE BENEFIT OF AN APPROX 65 FT DEEP SOUTH-FACING REAR GARDEN, OFF ROAD PARKING FOR SEVERAL CARS AND DRIVEWAY. LOCATED WITHIN EASY REACH OF CHRISTCHURCH TOWN CENTRE WITHIN THE TWYNHAM SCHOOL CATCHMENT AREA.

Extended older style detached family home situated approximately half a mile from Christchurch Town Centre, close to neighbourhood shops and regular bus services in Stour Road and Christchurch main line railway station. Located within the Twynham School Catchment Area, the property has the benefit of off road parking for several cars, a detached garage and an attractive south-facing rear garden.

Entrance hall with under stairs storage area.
Cloakroom with wash hand basin and w.c. Half tiled walls.
The front bedroom room has a bay window to the front.
The extended lounge has a coal effect fire, double glazed sliding patio doors lead to the rear garden.
Kitchen/Breakfast room has a range of fitted units with half tiled walls. Slot-in space for gas cooker with extractor cooker hood over. Space and plumbing for washing machine. Stainless steel one and a half bowl sink with single drainer and mixer tap. Space for fridge/freezer and dishwasher. Door to right-hand side. Wall mounted 'Glow

From the entrance hall, stairs lead to the first floor landing. Hatch to roof space.

Worm' gas boiler.

Bedroom One has a double glazed bay window to the front and built in wardrobes.

En-suite shower room (refitted in 2022) with tiled floor and fully tiled walls. Walk-in shower, enclosed w.c. and basin.

There are three further bedrooms; one of which has built in wardrobes.

The bathroom has fully tiled walls and tiled flooring. Panelled bath with shower and screen, basin and w.c.

The front garden is block paved with shrub and flower borders. OFF ROAD PARKING FOR SEVERAL CARS. To the right-hand side a driveway with timber gate leads to EXTRA CAR PARKING AREA. Outside tap.

DETACHED GARAGE with roller shutter door, electric power and light. Double glazed rear window and personal door. The attractive south-facing rear garden has a depth of approx 65 ft. Paved patio and pathway. Laid to lawn with mature shrub and flower borders. GARDEN SHED.

TENURE: FREEHOLD COUNCIL TAX BAND: E



## **KEY POINTS**

- EXTENDED DETACHED HOUSE
- 5 BEDROOMS (1 EN-SUITE)
- IDEAL FAMILY HOME
- KITCHEN/FREAKFAST ROOM
- GARAGE & OFF RD PARKING
- TWYNHAM SCHOOL CATCH.
- SOUTH-FACING REAR GARDEN







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.

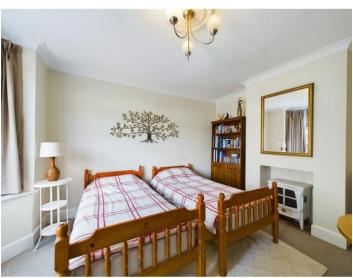
## THE PROPERTY PROFESSIONALS Christchurch | Southbourne | Highcliffe | Bransgore

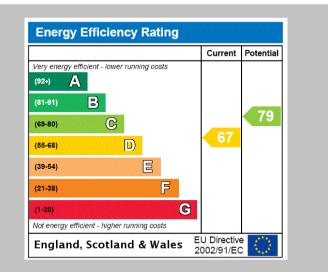












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