

38 Kings Avenue, Christchurch, BH23 1NB

Asking Price **£600,000**



Bedrooms



Living



Bathrooms



Parking



EST
1992

THE PROPERTY PROFESSIONALS
Slades Estate Agents

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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 Worm' gas boiler.

From the entrance hall, stairs lead to the first floor landing. Hatch to roof space. 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/BREAKFAST ROOM
- GARAGE & OFF RD PARKING
- TWYNHAM SCHOOL CATCH.
- SOUTH-FACING REAR GARDEN

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Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+) A		
(81-91) B		
(69-80) C		79
(55-68) D	67	
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England, Scotland & Wales	EU Directive 2002/91/EC	

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