

31 Glenville Close, Walkford, Christchurch,
Dorset, BH23 5PU

Asking Price **£475,000**



Bedrooms



Living



Bathroom/Ensuite



Parking/Garage



EST
1992

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'A well presented and modernised 3/4 bedroom detached house'

A WELL PRESENTED AND MODERNISED 3/4 BEDROOM DETACHED PROPERTY WITH VERSATILE ACCOMMODATION OVER TWO FLOORS. CUL-DE-SAC LOCATION IN CATCHMENT FOR EXCELLENT LOCAL SCHOOLS, NEAR TO TRANSPORT LINKS AND LOCAL SHOPS, AND A SHORT WALK TO WOODLAND WALKS AND THE BEACH.

From the entrance hall, doors lead to the ground floor accommodation which includes a downstairs WC, stairs lead to the first floor landing and there is a large understairs cupboard.

Modern kitchen with range of eye and base level units with cupboards and drawers. Integrated washing machine, dishwasher, fridge freezer, double eye level ovens and a gas hob. Cupboard houses wall mounted gas boiler.

Spacious lounge diner with bifold doors leading into the garden.

There are three/four bedrooms in total. One of these is located on the ground floor and could act as good size double bedroom, or alternatively another reception if preferred.

The three remaining bedrooms are on the first floor. The spacious master bedroom has an en-suite shower room with WC and wash hand basin.

The part tiled family bathroom comprises a bath,

inset wash hand basin and WC. It has an obscured glazed window and a storage cupboard.

Outside

The front garden is laid to lawn with some shrubs.

The driveway provides off street parking for several vehicles and leads to the garage.

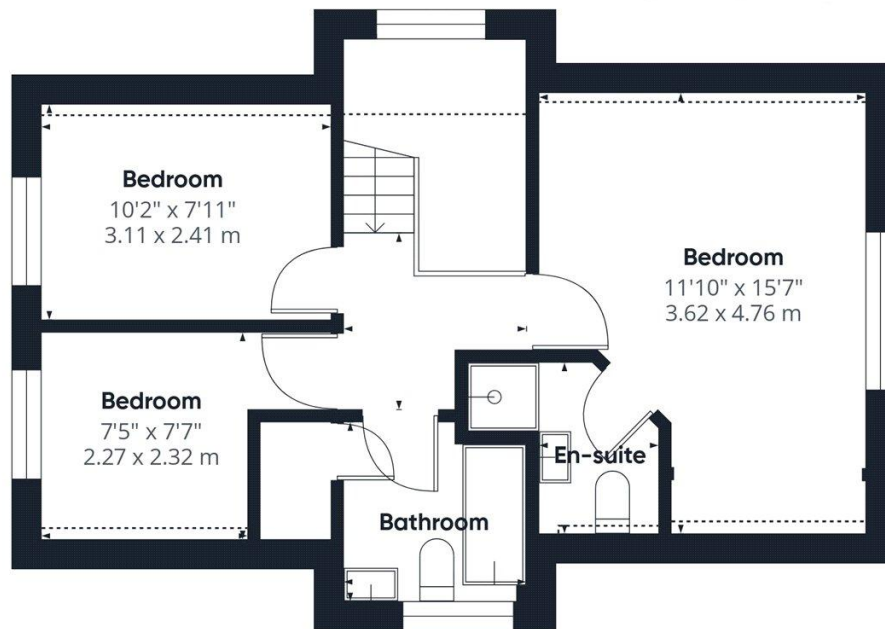
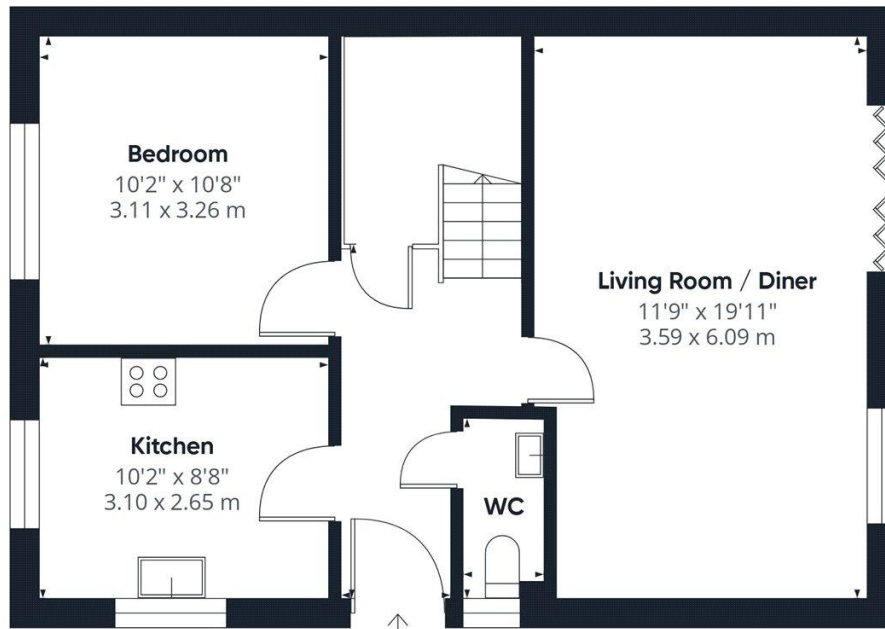
The rear garden is partly laid to patio with the remainder laid to lawn with shrubbed borders and is bound by fence panels.

Council tax band E.



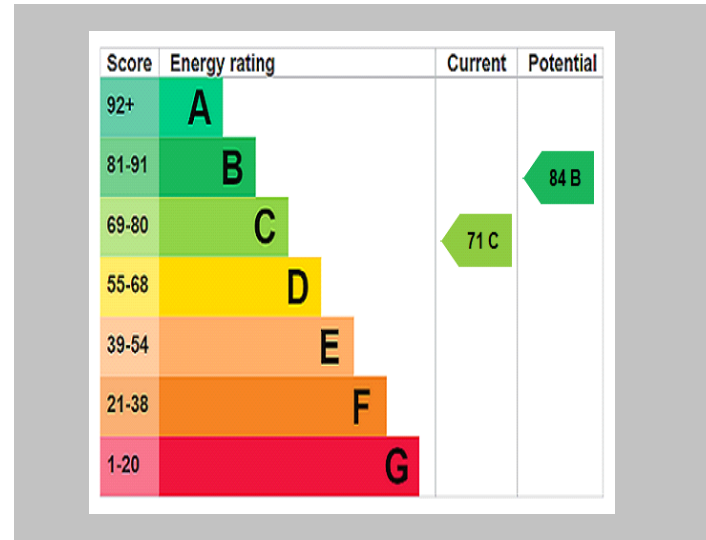
KEY POINTS

- Three/four bedrooms
- Flexible layout over two floors
- Cul-de-sac location
- Nearby woodland walks
- Short distance to the beach
- Convenient for transport links and local shop
- Off street parking and garage
- In catchment for excellent local schools



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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