

5 Apple Tree Gardens, Walkford,  
Christchurch, Dorset, BH23 5FN

Asking Price **£450,000**



Bedrooms



Living



Bathroom/Ensuite



Parking



EST  
1992

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# Modern house built in 2018 with 3 double beds and an en-suite...

NO CHAIN. MODERN HOUSE BUILT IN 2018. THREE DOUBLE BEDROOMS, EN-SUITE TO MASTER. 12FT X 11FT INSULATED CABIN/STUDIO WITH WC AND KITCHENETTE. A DRIVEWAY WITH PARKING FOR 2 VEHICLES. IN CATCHMENT FOR BOTH LOCAL SCHOOLS. CUL-DE-SAC LOCATION CLOSE TO SHOPS AND BUS STOPS, AND NOT FAR FROM THE BEACH.

From entrance hall, a door leads into the downstairs WC, and another into the living room.

Spacious living room with large bay window, an under stair storage cupboard, and glass panelled double doors opening into the kitchen diner.

The kitchen diner runs the full width and has doors out into the garden. There is a range of eye and base level units with cupboards and drawers. Integrated appliances include washing machine, dishwasher, fridge freezer, oven and microwave, and an electric hob. Tiled floor and space for a good size dining table.

On the first floor are three double bedrooms. The master bedroom has an en-suite comprising a shower cubicle, wash hand basin and WC, and has a heated towel rail.

The family bathroom has a bath with shower over, tiled interior and a shower screen, a WC and a wash hand basin. Heated towel rail.

## Outside

A brick paved driveway provides off street parking for 2 vehicles, and there is further casual parking.

The rear garden has a patio on the immediate rear of the house, with the remainder laid to lawn with shrubbed borders.

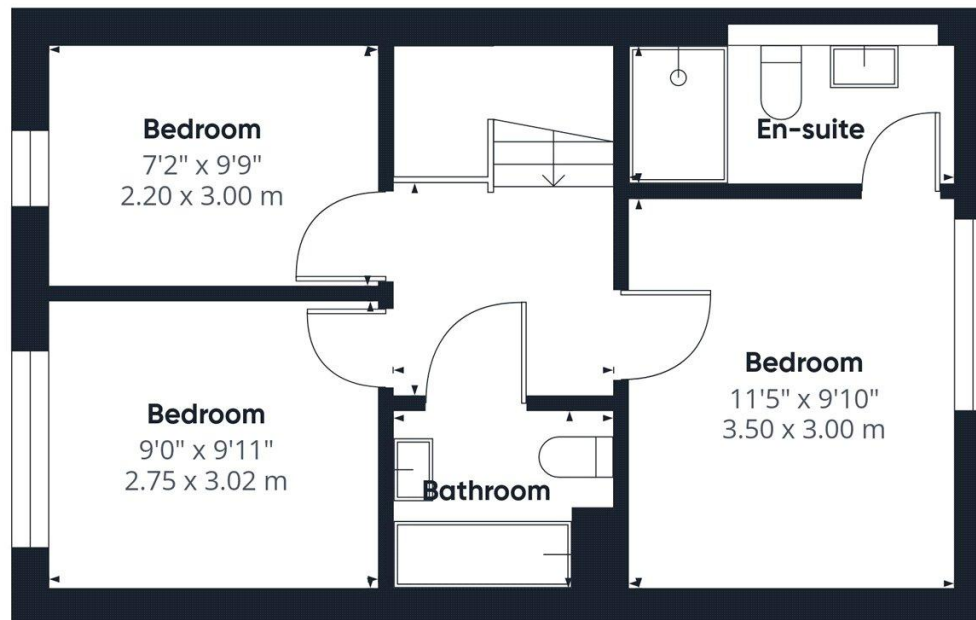
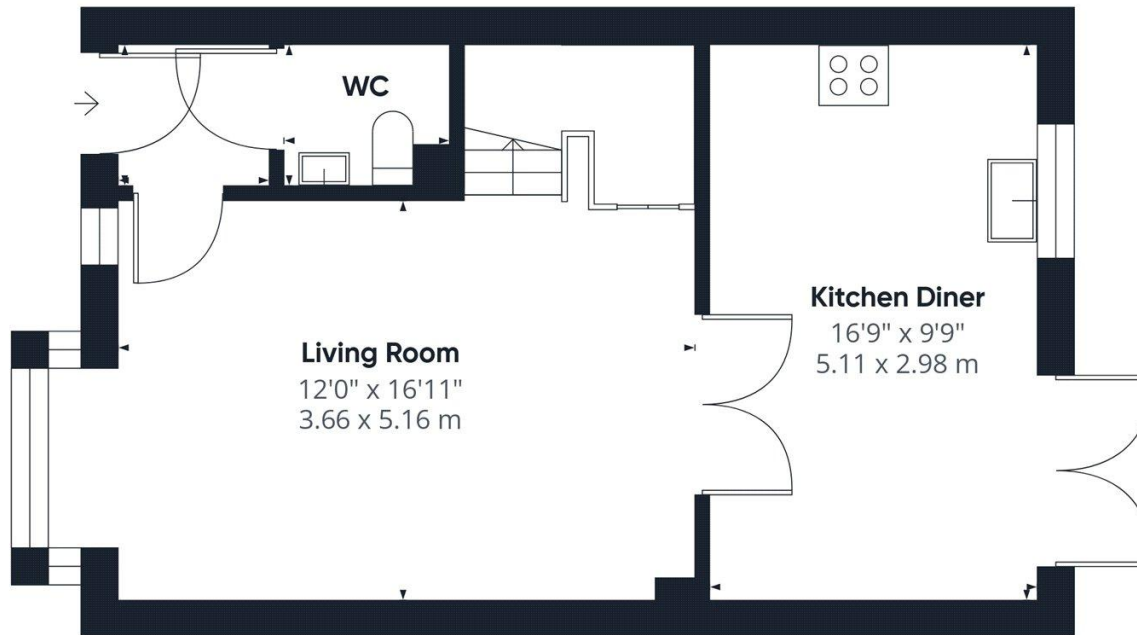
The impressive cabin/studio has power and light, is insulated, and has bifold doors. Inside is a separate WC with wash handbasin, and a kitchenette.

Council tax band D.



## KEY POINTS

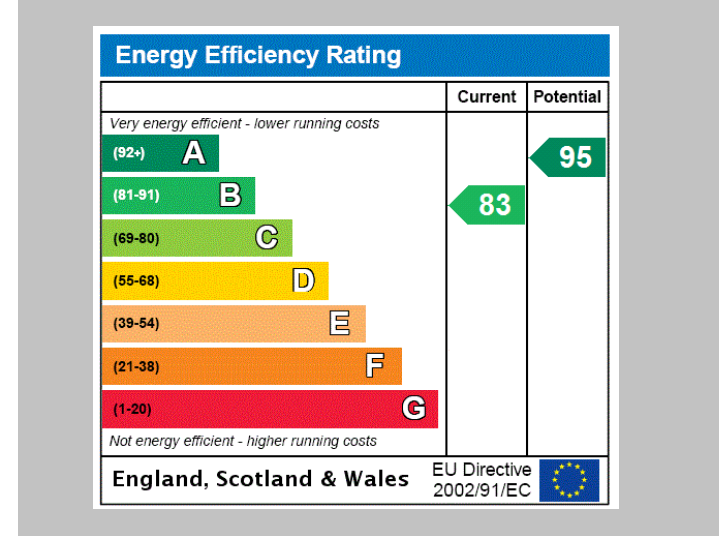
- Within catchment for both excellent local schools, and close to the beach
- 126 sq. ft. garden studio/cabin with WC and kitchenette
- Off road parking for two vehicles
- Three double bedrooms
- En-suite to master bedroom, and a ground floor WC
- Cul-de-sac location near to local shop and bus stops



**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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