

17 Hurn Way, Christchurch, Dorset, BH23  
2NT

Asking Price  
**£1,150,000**



Bedrooms



Living



Bathrooms



Parking & Garage



EST  
1992

THE PROPERTY PROFESSIONALS  
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# A Five Bedroom Detached Family Home in West Christchurch

THIS IMPRESSIVE FIVE BEDROOM DETACHED HOUSE IS SITUATED IN THE SOUGHT AFTER RESIDENTIAL AREA OF WEST CHRISTCHURCH. THE PROPERTY WILL BE SOLD WITH NO ONWARD CHAIN AND FEATURES A STUNNING OPEN PLAN LIVING AREA AS WELL AS A GENEROUS REAR GARDEN.

17 Hurn Way is an opportunity to purchase an impeccably well presented detached property on one of West Christchurch's most popular roads. Christchurch Town Centre with its historic 11th Century Priory, Town Quay and numerous bars, cafes, shops and restaurants is under 2 miles away. Local bus services connect the surrounding area and Christchurch Mainline Railway Station is also close by. The property also falls within the highly regarded Twynham School Catchment Area.

The front door leads into the porch and in turn the entrance hall which has a cloakroom with wc and basin. There is a snug with a bay window to the front of the property. A key feature of this house is the open plan living area to the rear. The kitchen features a range of attractive base and eye level units with some integral appliances and an island. There are sliding doors to the rear garden and a seating area with a picture window that then leads into a dining area with double doors to the courtyard garden at the side of the property. The ground floor also features a utility room and ground floor bedroom with en suite shower.

Stairs from the entrance hall lead to the first floor landing. There are four bedrooms on the first floor. Bedroom one benefits from a dressing room with fitted wardrobes and could offer potential to create an ensuite if required. The family bathroom features a wc, basin, bath and separate shower.

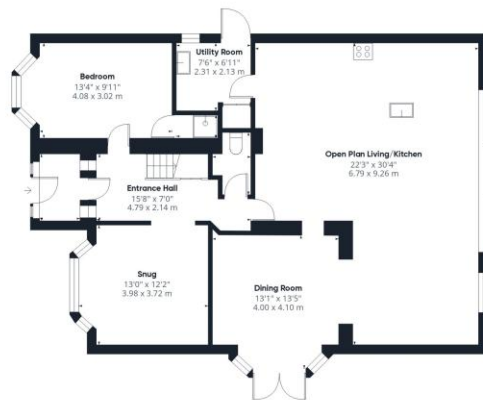
To the front of the property, a block paved driveway provides AMPLE OFF ROAD PARKING. The rear garden features a patio area that extends to the side of the property where there is a courtyard area. The patio steps down to a shingled seating area and outdoor kitchen. There is also an expansive area of lawn, a shed and a DETACHED GARAGE.

TENURE: FREEHOLD  
COUNCIL TAX BAND: F

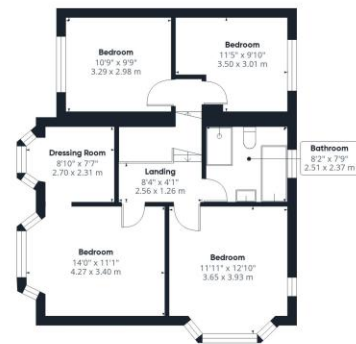


## KEY POINTS

- FIVE BEDROOMS
- DETACHED FAMILY HOME
- TWYNHAM CATCHMENT
- BEAUTIFULLY PRESENTED
- PARKING & GARAGE
- CHAIN FREE



Ground Floor



Floor 1

Approximate total area<sup>®</sup>  
1932 ft<sup>2</sup>  
179.5 m<sup>2</sup>

(1) Excluding balconies and terraces

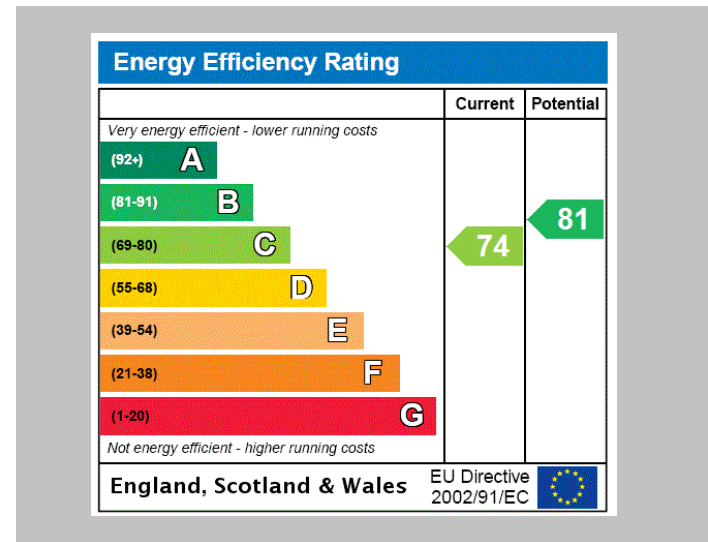
Calculations reference the RICS IPMS 3C standard. Measurements are approximate and not to scale. This floor plan is intended for illustration only.

GIRAFFE 360



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Christchurch | Southbourne | Highcliffe | Bransgore



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