

34 Woodhayes Avenue, Highcliffe, Dorset,  
BH23 4RP

'OIEO' £800,000



Bedrooms



Living



Bathroom/Ensuite



Parking/Garage



EST  
1992

THE PROPERTY PROFESSIONALS  
Slades Estate Agents

Slades



# A Four bedroom chalet in a sought after cul-de-sac location...

SOUGHTER AFTER CUL-DE-SAC LOCATION. FOUR BEDROOMS WITH EN-SUITE TO MASTER. APPROX. 1600 SQ. FT. INCLUDING A 30FT KITCHEN DINER AND SEPARATE UTILITY. ESTABLISHED SOUTH FACING GARDEN, OFF ROAD PARKING FOR SEVERAL VEHICLES INCLUDING MOTOR HOME, AND A GARAGE. CLOSE TO THE TRAIN STATION, SCHOOLS, AND NOT MUCH FURTHER TO THE HIGH STREET AND BEACH.

Impressive, vaulted ceiling entrance with large Velux window.

Two bedrooms on the ground floor, the master has a near full wall of fitted wardrobes, and an en-suite shower room with an obscured glazed window and under floor heating.

The stylish, fully tiled family bathroom has both a bath and separate shower cubicle, with a WC and wash hand basin. It has a heated towel rail, an obscured glazed window, and underfloor heating.

From the living room, two sets of French doors lead into the garden. The 30ft kitchen diner is particularly impressive, has underfloor heating, and is very bright with doors and windows on two aspects. Contrasting Blue and Grey units with cupboards and drawers with cupboards, drawers, and a breakfast bar that can comfortably fit 4 people. Integrated double oven, hob, dishwasher and fridge freezer. The separate utility room has

an additional sink with space for the washing machine and tumble dryer. Door to the side of the property.

On the first floor are two further bedrooms and a toilet. From the landing you can access the substantial loft space which could be further developed if required.

## Outside

Large, gravelled frontage provides lots of road parking and leads to the garage. A gate provides access to the rear of the property.

On side behind the garage is large space laid to paving slabs. Useful space for sheds and other outbuildings.

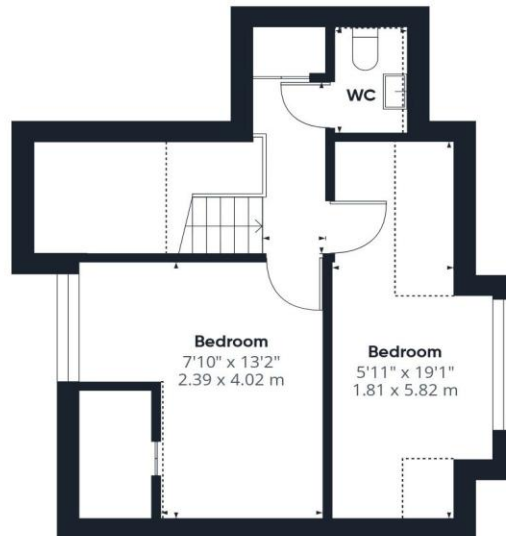
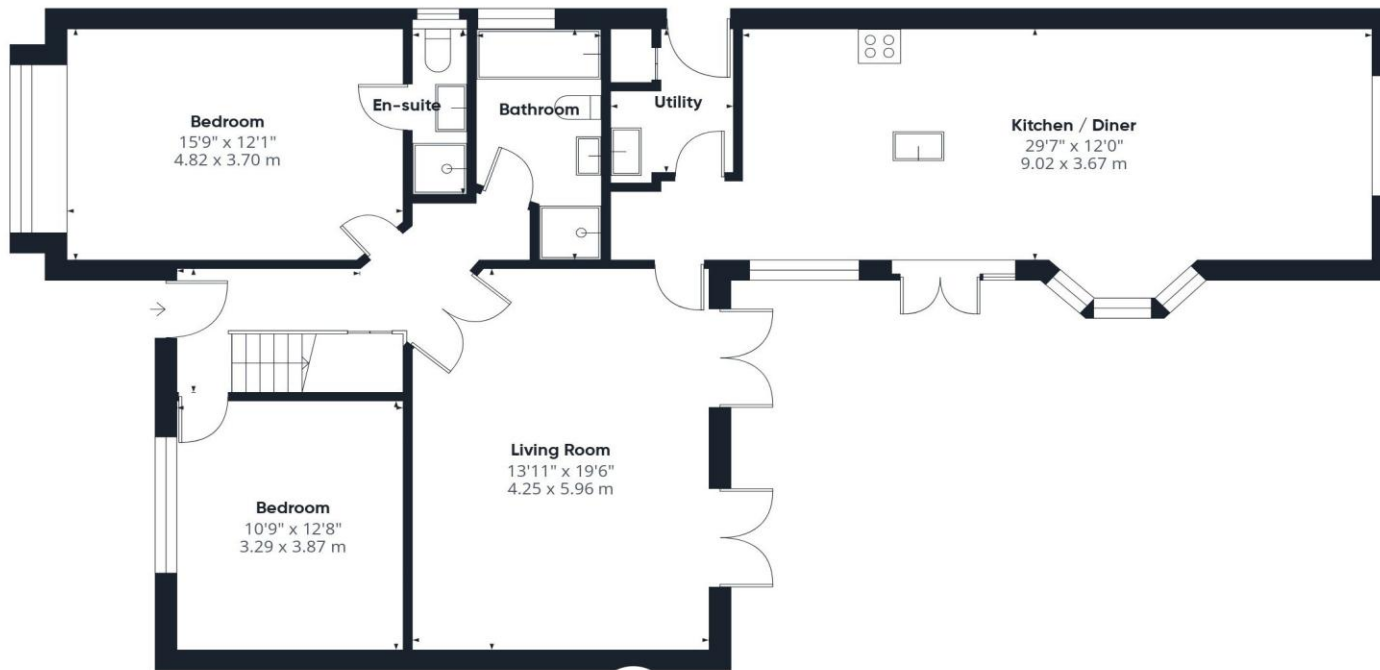
The rear garden faces south so enjoys lots of sunshine as well as a high degree of privacy. It is laid to lawn with various established shrubs and a wildflower garden. There is a patio on the immediate rear of the property.

Council tax band F.



## KEY POINTS

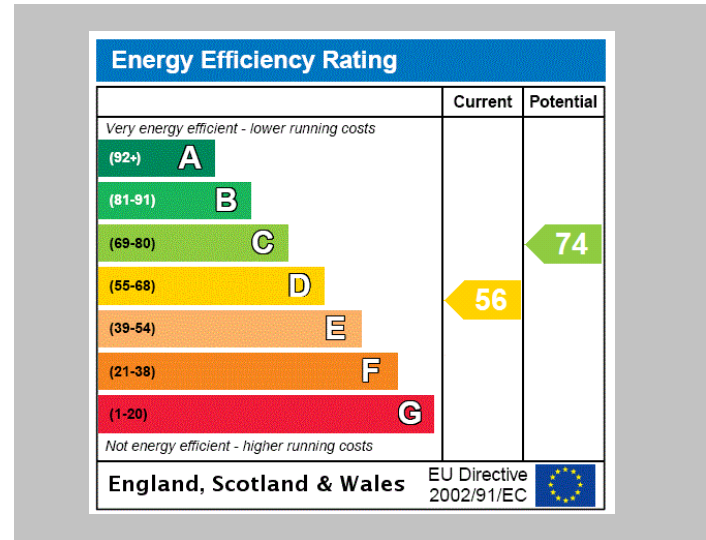
- Sought after sought Cul-de-sac
- South facing rear garden
- Off road parking for several vehicles including a motor home
- 4 beds with en-suite to master
- Approx. 1600 sq. ft. of accommodation over two floors
- Close Hinton Admiral train station and schools
- Extensively improved including a 30ft kitchen diner



**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



**Slades - Highcliffe** 356 Lymington Road, Highcliffe, Christchurch, Dorset, BH1  
01425 277773 | [info@sladeshighcliffe.co.uk](mailto:info@sladeshighcliffe.co.uk)  
**Website** [www.sladeshomes.co.uk](http://www.sladeshomes.co.uk)

