

10 Elm Avenue, Christchurch, Dorset, BH23 2HJ

Asking Price **£500,000**



4

Bedrooms



2

Living



2

Bathroom + WC



Parking



EST  
1992

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# DESIRABLE LOCATION...SUBSTANTIAL ACCOMODATION...FLEXIBLE LAYOUT

SITUATED IN A DESIRABLE LOCATION, THIS SUBSTANTIAL AND WELL-PROPORTIONED HOME OFFERS FLEXIBLE ACCOMMODATION ACROSS TWO FLOORS, COMPLEMENTED BY A SEPARATE OUTBUILDING IDEAL FOR A VARIETY OF USES.

Elm Avenue enjoys a convenient position within easy reach of the historic town centre of Christchurch, renowned for its charming quay, independent shops, cafés, and restaurants. Scenic riverside walks along the River Stour and River Avon are close by, while the stunning coastline at Avon Beach and Mudeford Quay offers a perfect setting for coastal living, water sports, and family days out.

Excellent transport links are available, with mainline rail services from Christchurch Railway Station providing direct connections to London, while the nearby Bournemouth offers an extensive range of shopping, leisure, and entertainment facilities.

The area is also well regarded for its selection of local schools, making it an appealing choice for families.

The ground floor welcomes you via a central entrance hall providing access to all principal rooms. A generous dual-aspect living room forms the heart of the home, offering ample space for both relaxation and entertaining, with direct access through to a bright conservatory overlooking the rear garden.

The kitchen/dining room is well laid out, providing a sociable space for family meals and everyday living, with an adjoining utility room for added convenience.

The ground floor also benefits from two additional rooms, including a spacious double bedroom and a versatile second room currently arranged as a bedroom/office—ideal for home working or multi-generational living. A bathroom and separate WC complete the downstairs accommodation.

Upstairs, the property offers two further well-proportioned double bedrooms, both enjoying good natural light, along with a family bathroom. Externally, the property is complemented by a substantial detached outbuilding, comprising a workshop and two store rooms. This space offers excellent potential for an annex (STPP) home business, studio, gym, or further storage.

The garden enjoys an area of patio to the immediate rear of the property with the rest predominantly laid to lawn.

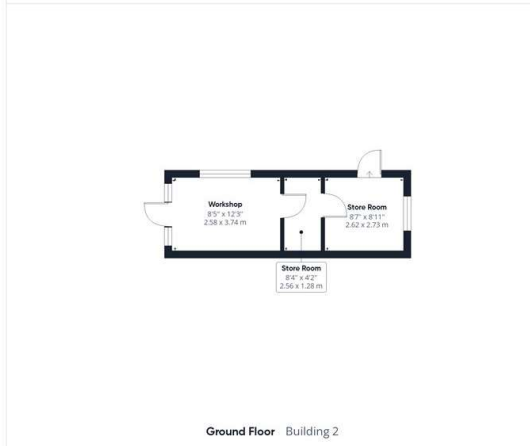
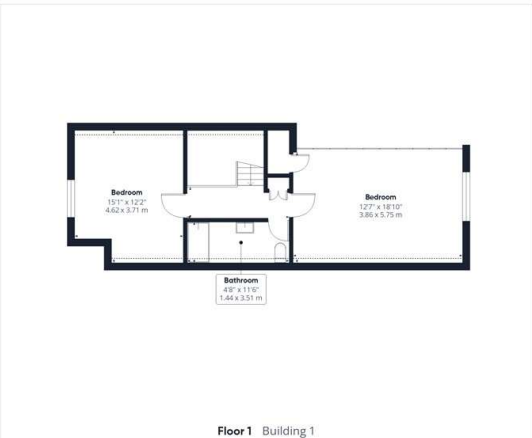
To the front & side of the property is a large area of hard standing which offers plenty of space for parking.

TENURE: FREEHOLD  
COUNCIL TAX BAND: E



## KEY POINTS

- TWYNHAM SCHOOL CATCHMENT
- FLEXIBLE ACCOMMODATION
- APPROX 1689 SQFT
- VERSATILE OUTBUILDING WITH RANGE OF USES (STPP)
- GENEROUS LIVING SPACE
- SOUGHT AFTER LOCATION



Approximate total area<sup>(1)</sup>  
 1907 ft<sup>2</sup>  
 177.1 m<sup>2</sup>  
 Reduced headroom  
 23 ft<sup>2</sup>  
 2.1 m<sup>2</sup>

(1) Excluding balconies and terraces

Reduced headroom  
 Below 5 ft/1.5 m

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

GIRAFFE360



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EPC PENDING

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