

52 Glenville Road, Walkford, Christchurch,  
Dorset, BH23 5PY

Asking Price **£415,000**



3

Bedrooms



2

Living



1

Bathroom



Y

Parking/Garage



EST  
1992

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# 'A well presented 3 bed house near to a shop, bus stop, beach and forest'

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A VERY WELL PRESENTED THREE BEDROOM HOUSE LOCATED NEAR TO A SHOP AND BUS STOPS, AND A SHORT WALK TO THE BEACH AND FOREST. IN CATCHMENT FOR THE LOCAL JUNIOR AND COMPREHENSIVE SCHOOLS, WITH A LARGER THAN AVERAGE GARAGE, OFF ROAD PARKING FOR SEVERAL VEHICLES AND WITH A GOOD SIZE GARDEN.

Porch with door into the entrance hall. Doors to ground floor accommodation, stairs to the first floor, and an under stair cupboard.

Cosy living room with bay window and electric fireplace.

The kitchen diner has a range of eye and base level units with cupboards and drawers. Integrated dishwasher, space for a cooker and for a dining table. Door into the conservatory where there is space for additional appliances and white goods and French doors into the garden.

On the first floor there are three bedrooms. On the landing is the loft hatch and the airing cupboard housing the modern combi boiler.

A modern white bathroom suite comprising a bath, WC and wash hand basin, with tiled walls, two obscured glazed windows and a heated towel rail.

## Outside

The front garden is laid to lawn and is bordered by fence panels on the front and a hedge row down the side.

The driveway provides off street parking for several vehicles including a motorhome,

Larger than average garage with maximum measurements of 17' x 15'5", with power, light, and double doors on the rear that lead to a hard standing area of patio.

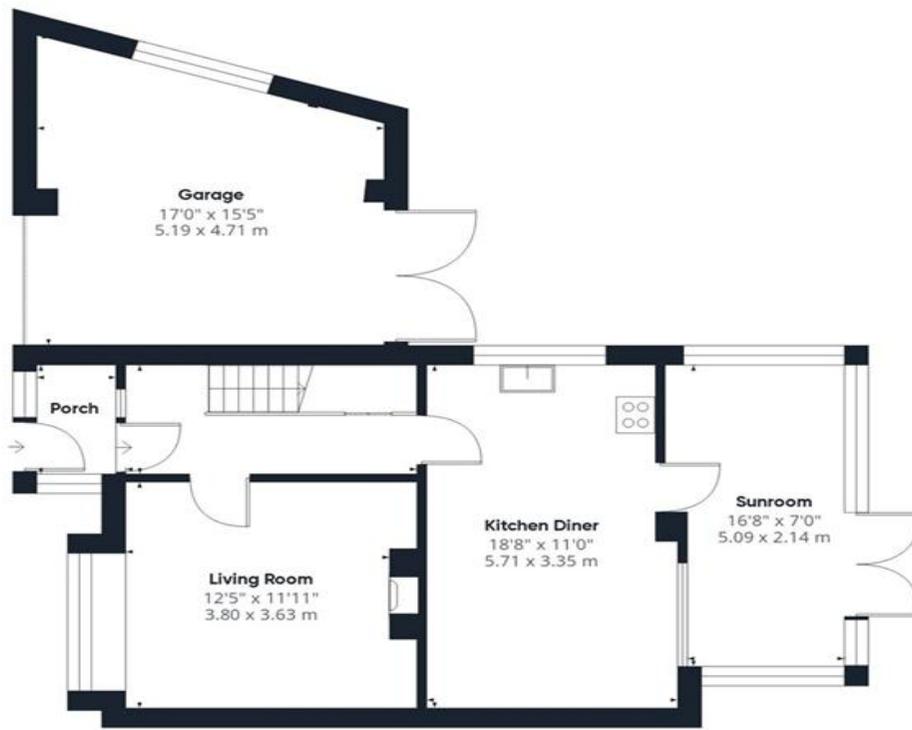
The rear garden is laid to lawn with a few shrubs, has a summer house, and is bound by new fence panels on both sides.

Council tax band C.



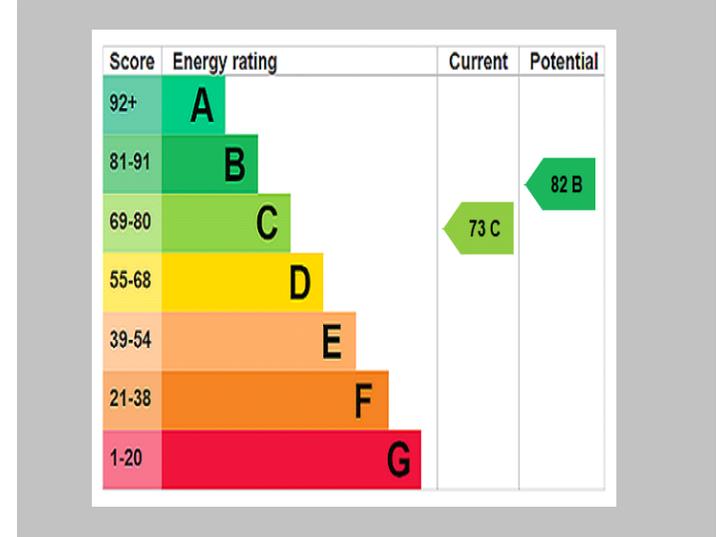
## KEY POINTS

- Well presented throughout
- Larger than average garage/workshop
- Off road parking for several vehicles including a motorhome
- Good size garden with new fence panels down both sides
- In catchment for local schools
- Close to shop and bus stop
- Short walk to the beach and Forest



**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  
 Website www.sladeshomes.co.uk

