

9 Apple Grove, Christchurch, Dorset, BH23  
2HG

Asking Price **£550,000**



4

Bedrooms



3

Living



2

Bathroom



Parking & Garage



EST  
1992

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# A Four Bedroom Linked Detached House in Cul-de-sac

THIS FOUR BEDROOM LINK DETACHED HOUSE IS SITUATED IN A POPULAR WEST CHRISTCHURCH CUL DE SAC. THE PROPERTY ENJOYS A SOUTH WESTERLY REAR ASPECT AND FALLS WITHIN THE TWYNHAM SCHOOL CATCHMENT AREA.

9 Apple Grove is an opportunity to purchase a well presented family home in a sought after location. The property is situated within 2 miles of the historic town centre of Christchurch with its 11th Century Priory, Town Quay and various shops, cafes, bars and restaurants. There are also local neighbourhood shops nearby as well as regular bus services and Christchurch main line railway station to London, Waterloo. The property is also within the Twynham School Catchment Area.

The front door leads into the entrance hall which has access to the ground floor shower room with wc, basin and shower. The property benefits from three reception rooms; a lounge, dining room and conservatory extension. The kitchen features a range of base and eye level units. There is a separate utility room with more units and spaces for appliances. Stairs from the entrance hall lead to the first floor landing. There are four bedrooms as well as a family bathroom with wc, basin and bath.

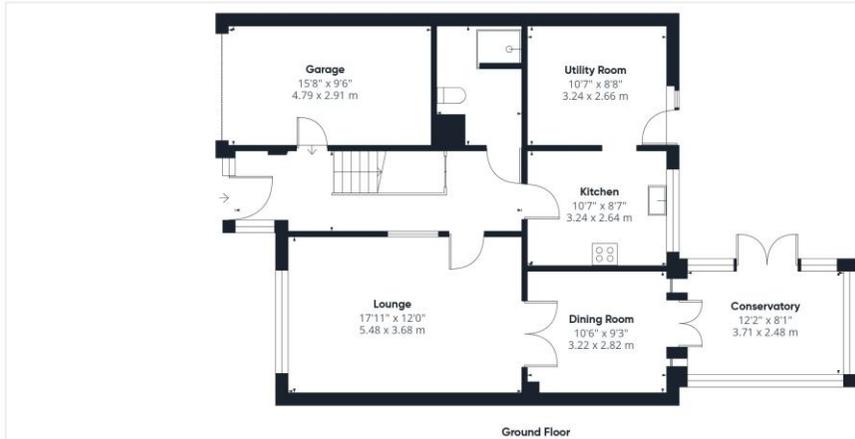
To the front of the property, a driveway provides OFF ROAD PARKING. There is an ATTACHED GARAGE. A key feature of this property is the South Westerly facing garden. There are sections of lawn, shingle and patio. There is also a shed.

TENURE: FREEHOLD  
COUNCIL TAX BAND: E

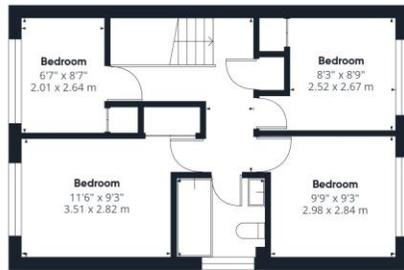


## KEY POINTS

- FOUR BEDROOMS
- LINK DETACHED HOUSE
- PARKING & GARAGE
- SW FACING GARDEN
- TWYNHAM CATCHMENT
- POPULAR CUL DE SAC



Approximate total area<sup>(1)</sup>  
1425 ft<sup>2</sup>  
132.2 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



**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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