

38 Avenue Road, Christchurch, Dorset,
BH23 2BZ

Asking Price **£525,000**



4

Bedrooms



3

Living



1

Bathroom



Parking



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1992

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A 4 Bedroom Character Property in Twynham School Catch.

THIS 4 BEDROOM CHARACTER PROPERTY BENEFITS FROM FLEXIBLE ACCOMMODATION OF APPROX 1335 SQFT AND A GENEROUS REAR GARDEN.

This well-proportioned and versatile four-bedroom home offers generous living space across two floors, ideal for growing families or those seeking flexible accommodation. Avenue Road is ideally positioned within the highly desirable coastal town of Christchurch, renowned for its blend of historic charm and modern convenience. The property is within easy reach of Christchurch town centre, offering a wide selection of independent shops, cafés, restaurants, and supermarkets.

The ground floor features a welcoming entrance leading into a bright and spacious living room, enhanced by a bay window that floods the space with natural light. Adjacent is a separate dining room, perfect for entertaining, which flows through to a well-sized kitchen offering ample workspace and storage. To the rear, a delightful garden room provides an additional reception space with views over the garden, making it ideal as a family room, home office, or playroom. A conveniently located WC completes the ground floor.

Upstairs, the property offers four bedrooms. The principal bedroom is a generous double with a bay window, complemented by a further spacious double and two additional bedrooms, ideal for children, guests, or study space. A modern shower room serves all bedrooms.

Externally, the property benefits from a generous rear garden. To the side of the property is a large covered terrace providing an ideal alfresco dining area or entertaining space. To the front there is a storage area. the rest of the garden is mainly laid to lawn with shrub borders.

To the front of the property there is off road parking.

The area is particularly popular with families due to its proximity to well-regarded primary and secondary schools, as well as excellent local amenities. For outdoor enthusiasts, the stunning Christchurch Harbour, Hengistbury Head, and nearby sandy beaches provide fantastic opportunities for walking, water sports, and leisure activities.

Transport links are excellent, with Christchurch railway station offering direct services to Bournemouth, Southampton, and London Waterloo. The nearby A35 and A338 provide convenient road access across the South Coast and beyond.

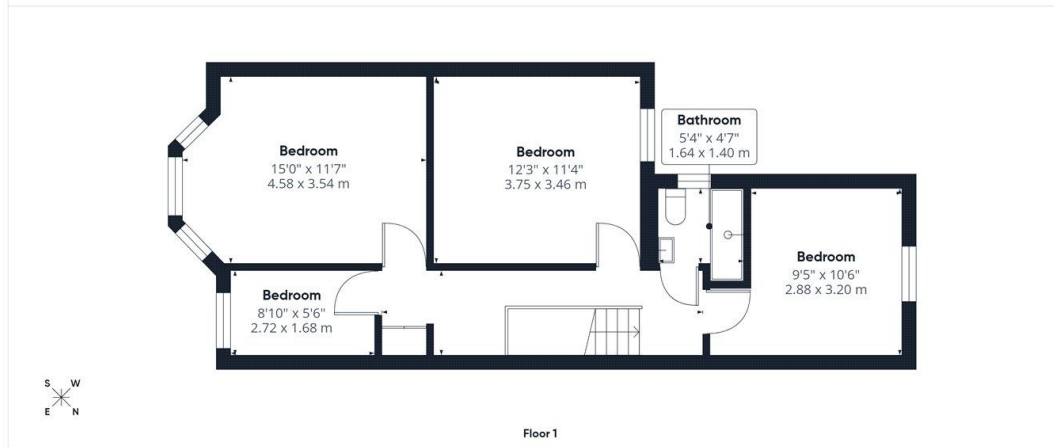
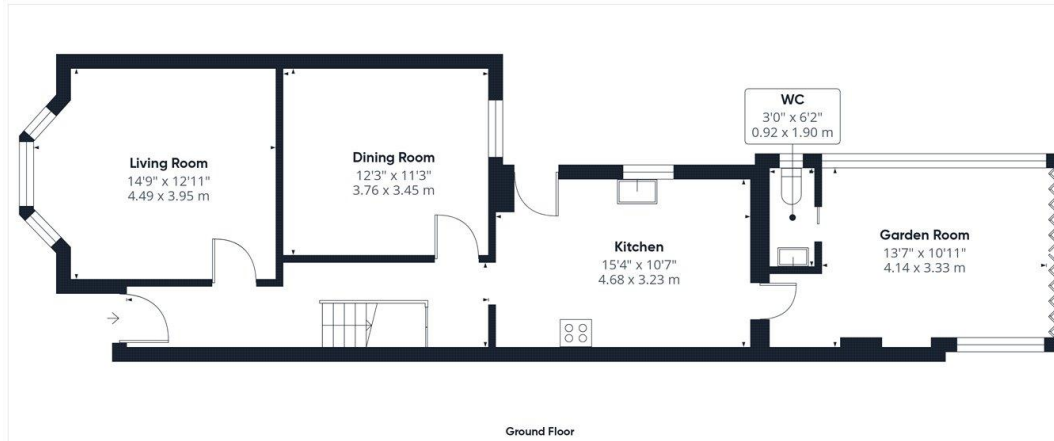
Bournemouth town centre is just a short drive away, offering a vibrant mix of shopping, entertainment, and nightlife, while the New Forest National Park is within easy reach, perfect for weekend escapes and countryside pursuits.

TENURE: FREEHOLD
COUNCIL TAX BAND: D



KEY POINTS

- FOUR BEDROOMS
- THREE RECEPTION ROOMS
- APPROX. 1,335 SQ FT ACCOMM
- SOUGHT-AFTER LOCATION
- GENEROUS GARDEN
- TWYNHAM SCHOOL CATCHMENT



Approximate total area⁽¹⁾
1335 ft²
124 m²

(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.

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