

6 Rydal Close, St. Catherine's Hill,
Christchurch, Dorset, BH23 2SW

Asking Price **£500,000**



3

Bedrooms



2

Living



2

Bathroom/Ensuite



Parking



EST
1992

THE PROPERTY PROFESSIONALS
Slades Estate Agents

Slades

A Spacious 3 Bedroom Bungalow in a cul-de-sac

THIS SPACIOUS AND WELL PRESENTED THREE BEDROOM DETACHED BUNGALOW, IS SITUATED IN A QUIET CUL-DE-SAC JUST A STONES THROW FROM ST. CATHERINE'S HILL NATURE RESERVE.

Rydal Close is a peaceful cul-de-sac situated on St. Catherine's Hill, renowned for its beautiful nature reserve and scenic walks. Christchurch town centre, with its historic Priory, independent shops, restaurants and mainline railway station, is within easy reach. The property also offers convenient access to local amenities, bus routes, and the stunning coastline.

This well-proportioned home offers versatile accommodation extending to approximately 1,138 sq ft (105.6 sq m).

The front door leads to a welcoming hallway which provides access to the principal living spaces. The dining area is situated between the lounge & kitchen creating an ideal space for both everyday living and entertaining. The Kitchen is conveniently positioned adjacent to the dining area and offers a range of fitted units, with access to a useful Utility Room with a separate external door.

The lounge is situated to the front of the property and enjoys a bright and airy aspect. Double doors from the living area leads to a large garden room offering additional reception space and delightful views over the garden – perfect for year-round enjoyment.

There are three well-proportioned bedrooms. The main bedroom provides an excellent double room with ample space for wardrobes and furniture next to A second double bedroom both serviced by a generous family bathroom and sperate WC.

The third bedroom is access via the garden room and benefits from it's own en-suite shower room. This could provide Annex potential for those needing flexibility or an ideal guest room/office space.

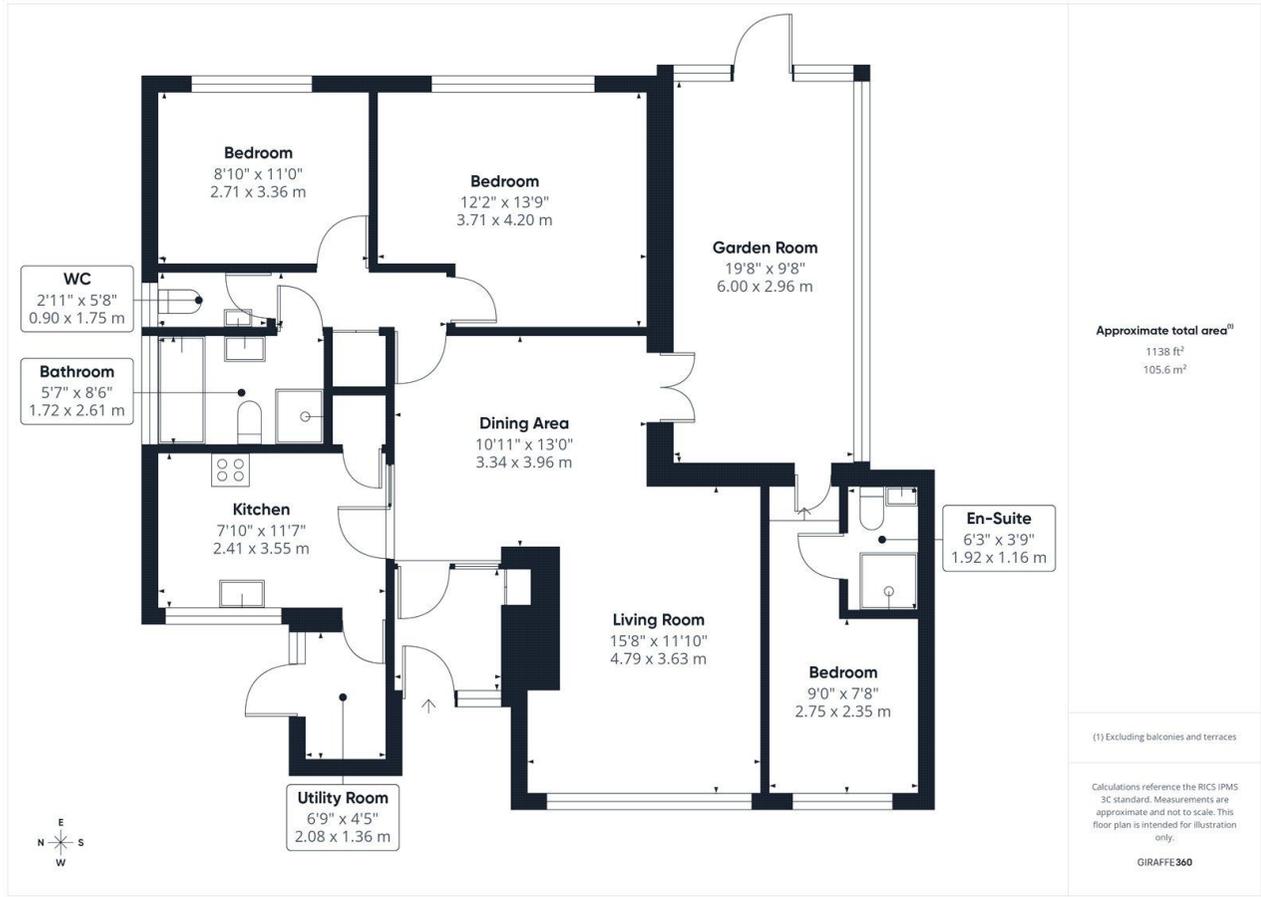
Outside the landscaped rear garden enjoys a sunny aspect and has an area of patio which provides excellent space for dining and entertaining. To the front of the property there is off road parking.

Tenure: Freehold
Council Tax Band: E



KEY POINTS

- THREE BEDROOMS
- DETACHED BUNGALOW
- ANNEX POTENTIAL
- OFF ROAD PARKING
- WELL PRESENTED THROUGHOUT
- TWYNHAM CATCHMENT



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 - Christchurch 7 Castle Street, Christchurch, Dorset, BH23 1DP
01202 474202 | enquiries@sladeschristchurch.co.uk
Website www.sladeshomes.co.uk

