

47 Willow Way, Christchurch, Dorset, BH23 1LA

Asking Price **£420,000**



Bedrooms



Living



Bathroom



Parking



EST  
1992

THE PROPERTY PROFESSIONALS  
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# WELL-PRESENTED & EXTENDED... SOUGHT AFTER DEVELOPMENT

THIS WELL-PRESENTED and EXTENDED HOUSE IS SITUATED IN A SOUGHT AFTER DEVELOPMENT LOCATED JUST MOMENTS FROM CHRISTCHURCH TOWN CENTRE.

Situated in a popular and convenient residential area of Christchurch, this well-proportioned two-bedroom home offers comfortable and well-presented living space across two floors,

The ground floor features a welcoming living room with generous proportions, providing an ideal space for relaxing or entertaining. To the rear, a bright conservatory offers additional living space with pleasant views over the garden, perfect as a dining area. The kitchen, positioned at the front of the property, is efficiently laid out with ample worktop and storage space as well as integrated appliances.

Upstairs, the property comprises two bedrooms, particular feature is the generous amount of storage available in both bedrooms. A centrally located family bathroom with separate shower and bath serves both rooms.

Outside the property benefits from an allocated parking space with ample visitor parking nearby. The rear garden is accessed via the conservatory and has been laid out with ease of maintenance in mind. There is an area of artificial grass and a raised deck, ideal for entertaining or dining.

The property is ideally located within easy reach of Christchurch town centre, offering a wide range of shops, supermarkets, cafes, and everyday amenities, many within walking distance.

For commuters, Christchurch railway station is approximately half a mile away, providing direct links to Bournemouth, Southampton, and London, making this an excellent choice for those needing to travel.

Families are particularly well served by a selection of highly regarded local schools, including Twynham School and several well-rated primary schools nearby, all within a short distance of the property.

The area also benefits from excellent leisure facilities and green spaces, with nearby parks, sports grounds, and riverside walks along the River Stour, as well as easy access to the stunning Dorset coastline and beaches just a short drive away.

TENURE: FREEHOLD  
COUNCIL TAX BAND: C



## KEY POINTS

- TOWN CENTRE
- WELL PRESENTED
- TWYNHAM SCHOOL CATCHMENT
- LOW MAINTENANCE GARDEN
- ALLOCATED PARKING
- SOUGHT AFTER LOCATION



Ground Floor



Floor 1



Approximate total area<sup>(1)</sup>  
728 ft<sup>2</sup>  
67.7 m<sup>2</sup>

(1) Excluding balconies and terraces

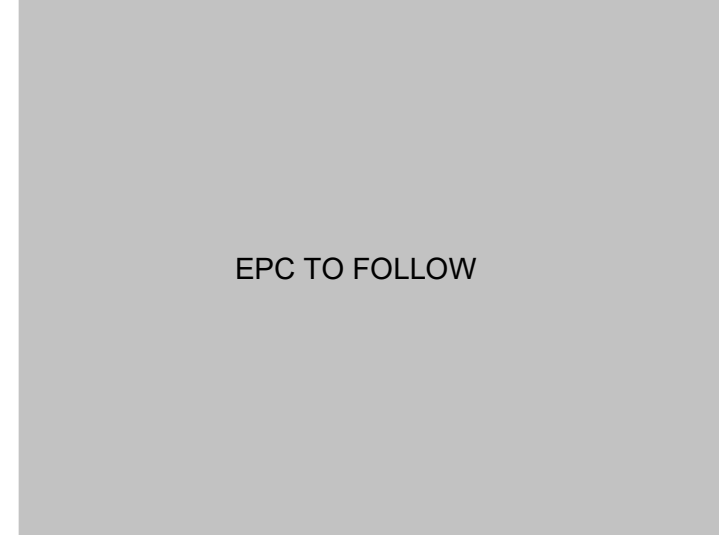
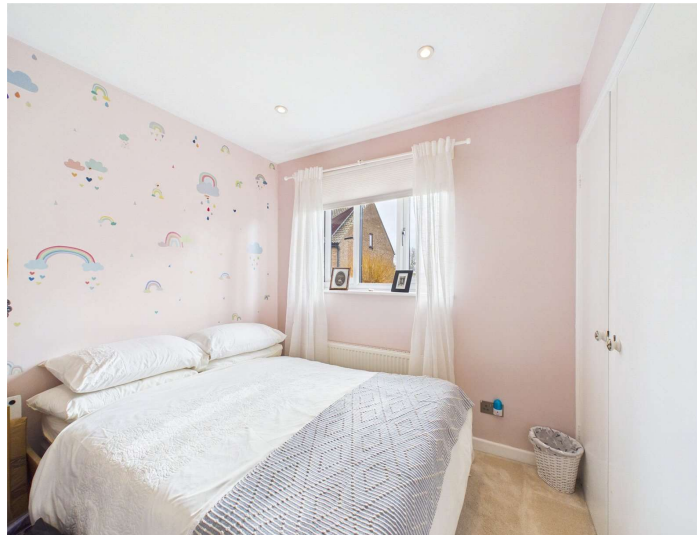
Calculations reference the RICS IPMS 3C standard. Measurements are approximate and not to scale. This floor plan is intended for illustration only.

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# THE PROPERTY PROFESSIONALS Christchurch | Southbourne | Highcliffe | Bransgore



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