

4 Somerford Way, Christchurch, Dorset,
BH23 3QN

Asking Price **£575,000**



5

Bedrooms



3

Living



1

Shower Room



Parking & Garage



EST
1992

THE PROPERTY PROFESSIONALS
Slades Estate Agents

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A Five Bedroom Chalet Bungalow on a Corner Plot

THIS FIVE BEDROOM CHALET BUNGALOW WILL BE SOLD WITH THE BENEFIT OF NO ONWARD CHAIN. THE PROPERTY FEATURES OFF ROAD PARKING AND A GARAGE AS WELL AS OFFERING CLOSE PROXIMITY TO MUDEFORD QUAY & AVON BEACH.

4 Somerford Way is an opportunity to purchase a detached chalet bungalow on a corner plot in a sought after side road. The property is approximately 1 mile from Christchurch Town Centre with its historic 11th Century Priory, Town Quay and numerous bars, cafes, shops and restaurants. Mundeford Quay and the sandy Avon Beach are close by as well as regular bus services and local neighbourhood shops.

The front door leads into a generous entrance hall which has a useful storage cupboard and access to the ground floor cloakroom with wc. The property benefits from three reception rooms; a lounge, dining room and a bright conservatory with double doors to the garden. The kitchen features a range of base and eye level units as well as some integral appliances. There are two double bedrooms on the ground floor. one of these bedrooms has a conservatory extension which could be ideal as a dressing area, office or extra reception space for a family member. The ground floor accommodation is completed by the shower room with wc, basin and shower. Stairs from the entrance hall lead to the first floor landing. There are three further bedrooms on the first floor.

The property occupies an impressive CORNER PLOT with GARDEN TO THREE SIDES. There are sections of lawn, patio, artificial grass and shingle as well as some attractive borders.

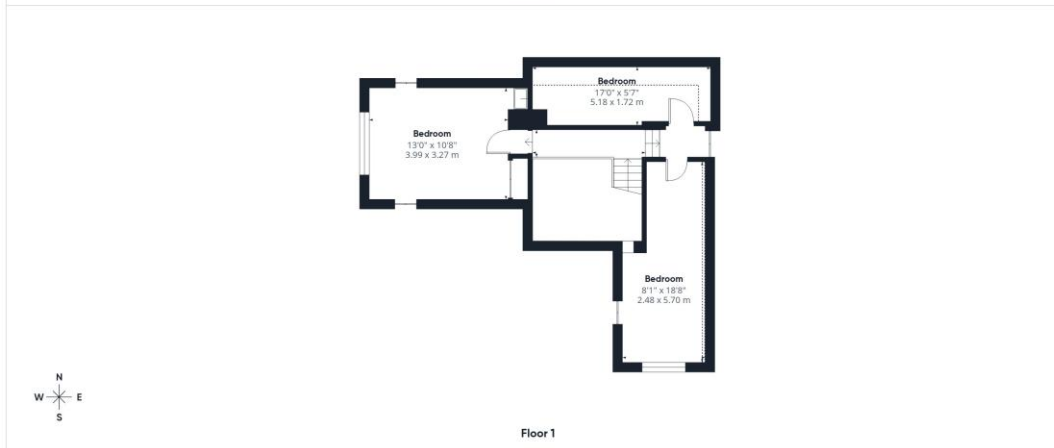
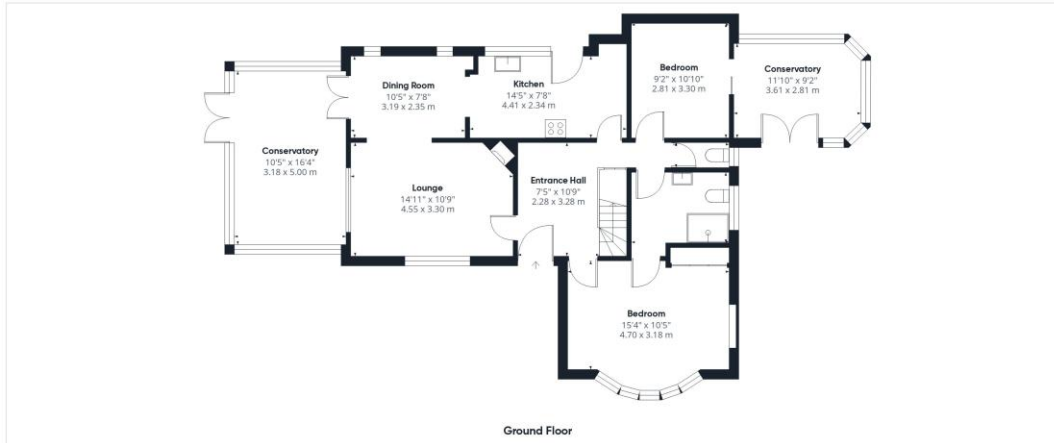
There is a driveway providing OFF ROAD PARKING accessed from Beresford Gardens. There is a DETACHED GARAGE which is currently utilised as a gym/storage area.

TENURE: FREEHOLD
COUNCIL TAX BAND: E



KEY POINTS

- FIVE BEDROOMS
- DETACHED CHALET
- CORNER PLOT
- CHAIN FREE
- OFF ROAD PARKING
- DETACHED GARAGE



Approximate total area⁽¹⁾
 1549 ft²
 143.9 m²

Reduced headroom
 41 ft²
 3.8 m²

(1) Excluding balconies and terraces

Reduced headroom
 Below 5 ft/1.5 m

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

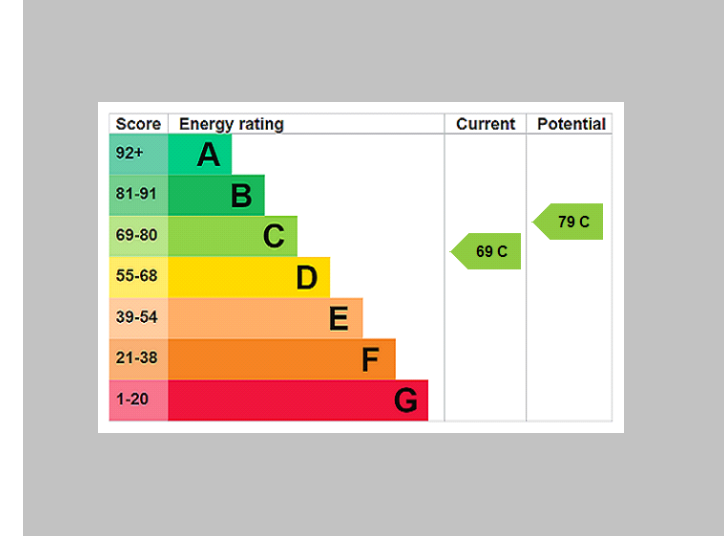
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The Consumer Protection from Unfair Trading Regulations 2008 (CPRs). These details are for guidance only and complete accuracy cannot be guaranteed. If there is any point, which is of particular importance, verification should be obtained. They do 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

