

3 Kings Avenue, Christchurch, Dorset,
BH23 1LZ

Asking Price **£775,000**



5

Bedrooms



4

Living



2

Bathrooms



Parking



EST
1992

THE PROPERTY PROFESSIONALS
Slades Estate Agents

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A Five Bedroom Detached House in Central Christchurch

THIS FIVE BEDROOM DETACHED HOUSE IS SITUATED JUST A SHORT DISTANCE FROM CHRISTCHURCH TOWN CENTRE. THE PROPERTY FALLS WITHIN THE TWYNHAM CATCHMENT AREA AND BENEFITS FROM OFF ROAD PARKING AS WELL AS FOUR RECEPTION AREAS.

3 Kings Avenue is an opportunity to purchase an extended and well presented family home in a popular side road. The property is situated within half a mile of Christchurch Town Centre with its historic 11th Century Priory Church, Town Quay and various shops, cafes, bars and restaurants. Christchurch Mainline Railway Station and regular bus services are close by. The property falls within the Twynham School Catchment Area.

The front door leads into the porch and in turn the entrance hall where there is a console for the security system. The lounge has a bay window to the front of the property. The dining room opens up into the kitchen where there are a range of modern base and eye level units with an integral cooker and hob. There is also a water softener. There is an impressive air conditioned conservatory extension to the rear of the property. The garage has been converted into an additional reception space but could also make an ideal ground floor bedroom. There is also a ground floor cloakroom with wc and basin.

Stairs from the entrance hall lead to the first floor landing. There are five bedrooms on the first floor. Bedroom one features an ensuite with wc, basin and shower unit. There is also a separate family bathroom with wc, basin, bath and shower unit.

To the front of the property, a driveway provides OFF ROAD PARKING. The rear garden features sections of patio, decking and artificial grass.

TENURE: FREEHOLD
COUNCIL TAX BAND: E

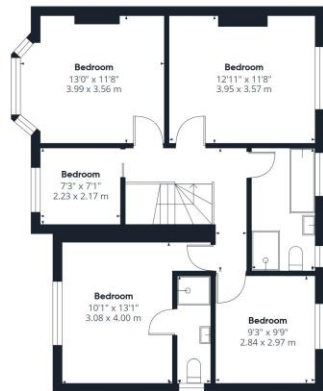


KEY POINTS

- FIVE BEDROOMS
- DETACHED HOUSE
- CENTRAL CHRISTCHURCH
- OFF ROAD PARKING
- EXTENDED
- TWYNHAM CATCHMENT



Ground Floor



Floor 1



Approximate total area⁽¹⁾
1752 ft²
162.7 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.

GIRAFFE 360



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EPC TO FOLLOW

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