

39 Hurn Way, Christchurch, Dorset, BH23
2NX

Asking Price **£925,000**



4

Bedrooms



3

Living



3

Bathrooms



Parking



EST
1992

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A Four Bedroom Detached House in West Christchurch

THIS IMPRESSIVE FOUR BEDROOM DETACHED HOUSE OCCUPIES A CORNER PLOT IN THE SOUGHT AFTER RESIDENTIAL AREA OF WEST CHRISTCHURCH. THE PROPERTY WILL BE SOLD WITH THE BENEFIT OF NO ONWARD CHAIN AND PROVIDES OFF ROAD PARKING FOR SEVERAL CARS

39 Hurn Way is an opportunity to purchase a well presented detached property on one of West Christchurch's most popular roads. Christchurch Town Centre with its historic 11th Century Priory, Town Quay and numerous bars, cafes, shops and restaurants is under 2 miles away. Local bus services connect the surrounding area and Christchurch Mainline Railway Station is also close by. The property also falls within the highly regarded Twynham School Catchment Area.

The front door leads into the porch. There is a large entrance area with a log burner and access to the ground floor cloakroom with wc and basin. The entrance area opens up into the dining room which has a triple aspect and doors to the garden. There is a separate lounge with a double aspect. The kitchen features a range of attractive base and eye level units with an island and some integral appliances.

Stairs from the entrance area lead to the first floor landing. There are four double bedrooms. Two of the bedrooms have ensuite shower rooms. There is also a family bathroom with wc, basin and bath.

A key feature of this property is the generous corner plot. Electric gates from Stour Way provide access to a driveway with ample off road parking. The remainder of the plot features sections of lawn, patio and shingle. There are also two sheds and a pizza oven.

TENURE: FREEHOLD
COUNCIL TAX BAND: F



KEY POINTS

- FOUR DOUBLE BEDROOMS
- DETACHED HOUSE
- WEST CHRISTCHURCH
- TWYNHAM CATCHMENT
- CHAIN FREE
- GENEROUS CORNER PLOT



Ground Floor



Floor 1



Approximate total area⁽¹⁾

1870 ft²
173.7 m²

Reduced headroom

2 ft²
0.2 m²

(1) Excluding balconies and terraces

Reduced headroom

Below 5 ft/1.5 m

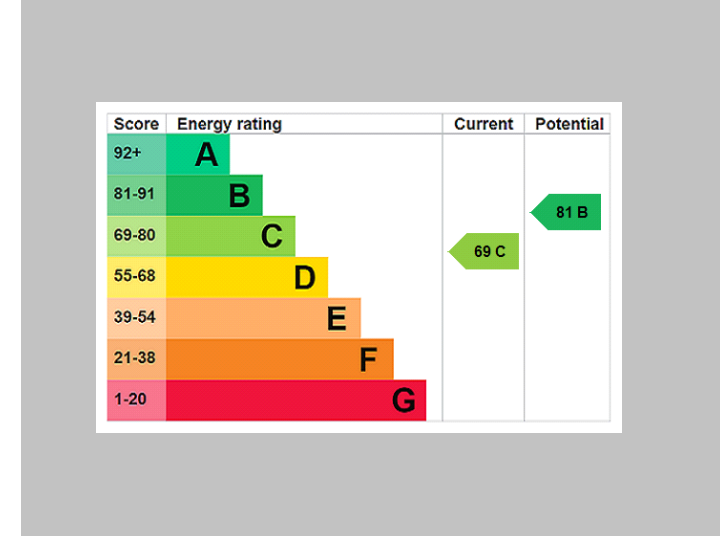
Calculations reference the RICS IPMS 3C standard. Measurements are approximate and not to scale. This floor plan is intended for illustration only.

GIRAFFE 360



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