

27 Burnham Road, Burton, Christchurch,
Dorset, BH23 7ND

Asking Price **£350,000**



Bedrooms



Living



Bathroom



Parking



EST
1992

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FLEXIBLE LAYOUT...WELL PRESENTED...GENEROUS GARDEN

THIS WELL PRESENTED THREE/FOUR BEDROOM HOUSE IS SITUATED IN THE POPULAR VILLAGE OF BURTON. THE PROPERTY FEATURES PLENTY OF LIVING SPACE, A GENEROUS GARDEN AND OFF ROAD PARKING

The property opens into a welcoming entrance hall, with access to the ground-floor accommodation and the main living areas. The living room is an impressive size, providing plenty of space for a range of furniture configurations and featuring a feature fireplace recess and views through towards the conservatory to the rear, which provides a bright and versatile additional reception space, currently arranged as a dining area and enjoying direct views and access into the garden.

The kitchen is fitted with a range of wall and base units, contrasting work surfaces, integrated cooking facilities and space for additional appliances. A rear-facing door provides convenient access to the garden.

Also on the ground floor is a useful bedroom/gym/office, offering considerable flexibility depending upon the requirements of the new owner. Alongside this is a separate WC, adding further practicality.

Upstairs there are 3 generously sized bedrooms served by a family bathroom which is fitted with a bath with shower over, WC and wash hand basin.

Outside To the front, the property benefits from a private driveway providing off-road parking, with a low-maintenance frontage and established planting.

The rear garden is a particularly appealing feature, being of a good size and predominantly laid to lawn, with established borders, raised planting areas and timber fencing providing a good degree of privacy. There is plenty of space for outdoor seating and entertaining.

Burton is a popular village situated on the northern outskirts of Christchurch, retaining a strong community feel while being exceptionally well placed for access to the town and the wider area. The village sits close to the River Avon and Avon Valley, with surrounding countryside providing numerous opportunities for walking and cycling. The parish also borders the New Forest National Park, making the location particularly attractive for those who enjoy outdoor pursuits.

The village itself offers a useful range of everyday amenities, including local convenience stores, a primary school, pre-school provision, medical practice, pharmacy, community facilities and several pubs, meaning many day-to-day requirements can be met without having to travel into town.

For families, Burton Church of England Primary School is located on Campbell Road, while secondary education is available at schools in the surrounding Christchurch area.

For a wider choice of shopping, dining and leisure facilities, Christchurch town centre is close by, offering a historic high street, independent shops, restaurants, cafés and access to the Priory and surrounding riverside. The area also provides convenient road links towards Highcliffe, Mudeford, Bournemouth and the New Forest, while Christchurch railway station provides connections towards Bournemouth, Southampton and beyond.

TENURE: FREEHOLD
COUNCIL TAX BAND C

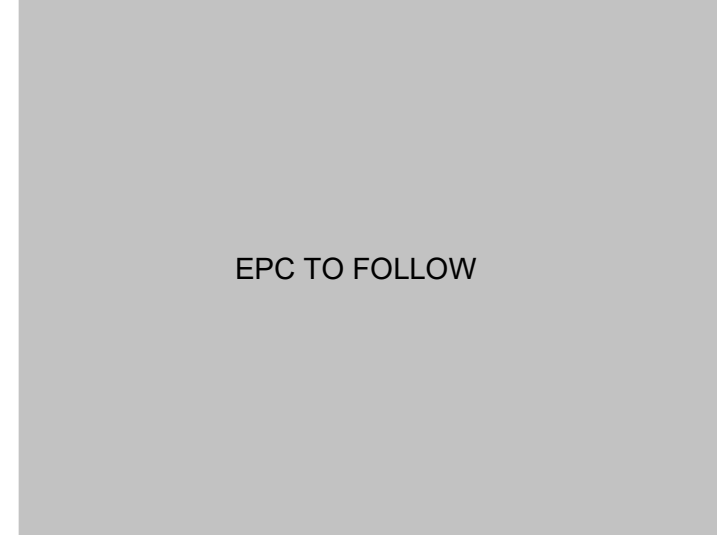
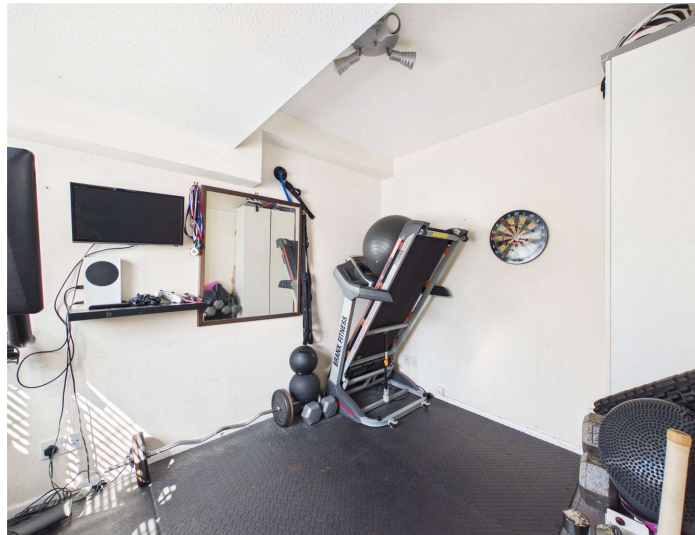


KEY POINTS

- THREE/FOUR BEDROOMS
- VERSATILE LAYOUT
- POPULAR VILLAGE
- AMPLE OFF ROAD PARKING
- GENEROUS GARDEN
- WELL PRESENTED



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