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These particulars are intended to give a fair description of the property, but their accuracy is not guaranteed and they do not constitute an offer or contract.

DRAFT DETAILS – AWAITING VERIFICATION FROM VENDOR

**62 HILLSIDE DRIVE
ST CATHERINE'S HILL CHRISTCHURCH
BH23 2TA**

Price £600,000

Freehold



'WOW FACTOR'

Award Wining Estate Agents Michael Adam are delighted to offer for sale this stunning beautiful three/four bedroom detached bungalow which has been extensively refurbished and modernized with a true eye for detail.

The accommodation is of an excellent size and includes a stunning 21'4 x 16'4 living room, a beautifully fully fitted kitchen/breakfast room, study/bedroom four, luxury fitted family bathroom with under floor heating and an en-suite shower room to match.

There is also a spacious dining room and two further double bedrooms, all of which have built in wardrobes.

The gardens have been lovingly landscaped, with the rear garden having an expanse of raised decking, lawn and well stocked borders, along with an attractive summer house.

The garden has a south westerly aspect, a high degree of privacy and distant views of Bournemouth.

62 HILLSIDE DRIVE, ST CATHERINE'S HILL, BH23 2TA

WE FEEL THIS PROPERTY MUST BE VIEWED TO FULLY APPRECIATE THE ACCOMMODATION AND HIGH STANDARDS OF THIS PROPERTY.

- **BEAUTIFULLY STUNNING DETACHED BUNGALOW**
- **THREE/FOUR BEDROOMS**
- **STUNNING KITCHEN/BREAKFAST ROOM WITH BI-FOLD DOORS TO GARDEN**
- **LARGE LIVING ROOM WITH BI—FOLD DOORS AND MODERN FEATURE GAS FIRE**
- **STUDY/BEDROOM FOUR**
- **SEPARATE DINING ROOM**
- **LUXURY FAMILY BAHTROOM AND EN-SUITE SHOWER ROOM**
- **DOUBLE GLAZING AND GAS FIRED CENTRAL HEATING WITH COMBI BOILER**
- **CAVITY WALL INSULATION**
- **INSULATED LOFT AREA WITH BOARDING, ELECTRIC LIGHT AND LOFT LADDERS**
- **SKIMMED CEILINGS**
- **LOVINGLY LANDSCAPED GARDENS WITH LARGE ELEVATED DECKING AREA**
- **ROOF TOP VIEWS OF BOURNEMOUTH**
- **OFF ROAD PARKING**
- **POPULAR LOCATION AND CLOSE TO LOCAL SHOPS AND AMENITIES**
- **ONLY YARDS AWAY FROM BEAUTIFUL WOODLAND WALKS**
- **WE ADVISE MUST BE VIEWED TO AVOID DISSAPPOINTMENT**
- **COUNCIL TAX BAND E**
- **EPC RATING C**

VIEWING STRICTLY BY APPOINTMENT PLEASE

Please note that the equipment, fittings, fireplaces, heating systems, mains services, apparatus and appliances have not been tested by us the agents so we cannot confirm that they are in working order. All measurements are approximate and are for guidance only.

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Ground Floor

