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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

**33 APPLE GROVE
CHRISTCHURCH
BH23 2HG**

Price £875,000

Freehold



WE ARE PRIVILEGED TO BE ABLE TO BRING TO THE MARKET THIS STUNNING DETACHED FAMILY HOME WHICH OFFERS OVER 2,200 SQUARE FEET OF ACCOMMODATION.

SITUATED TOWARDS THE END OF A CUL-DE-SAC IN THE EVER POPULAR DISTRICT OF WEST CHRISTCHURCH THE PROPERTY COMPRISES OF LARGE ENTRANCE HALL, LOUNGE, BEAUTIFUL DINING/KITCHEN, STUDIO/T.V. ROOM, UTILITY, STUDY/BEDROOM 5 AND SHOWER ROOM TO THE GROUND FLOOR AND THEN TO THE FIRST FLOOR THERE IS A SPACIOUS LANDING, 4 DOUBLE BEDROOMS 2 OF WHICH HAVE EN-SUITE SHOWER ROOMS AND A FURTHER FAMILY BATHROOM ALL OFFERED IN EXCEPTIONAL ORDER.

EXTERNALLY THERE IS AMPLE OFF ROAD PARKING AND GARAGE TO THE FRONT AND AT THE REAR IS A WELL PROPORTIONED GARDEN WITH PAVED AND DECKED SEATING AREAS, WELL TENDED LAWN AND MATURE BORDERS STOCKED WITH A VARIETY OF PLANTS, SHRUBS AND FLOWERS. THE GARDEN ALSO OFFERS AN EXCELLENT DEGREE OF PRIVACY AND SECLUSION.

BENEFITS INCLUDE GAS FIRED CENTRAL HEATING, DOUBLE GLAZING, HIGH QUALITY FIXTURES AND FITTINGS THROUGHOUT AND BEING WITHIN THE TWYNHAM SCHOOLS CATCHMENTS.

ALL IN ALL THIS IS A PERFECT FAMILY HOME.

33 APPLE GROVE, WEST CHRISTCHURCH BH23 2HG

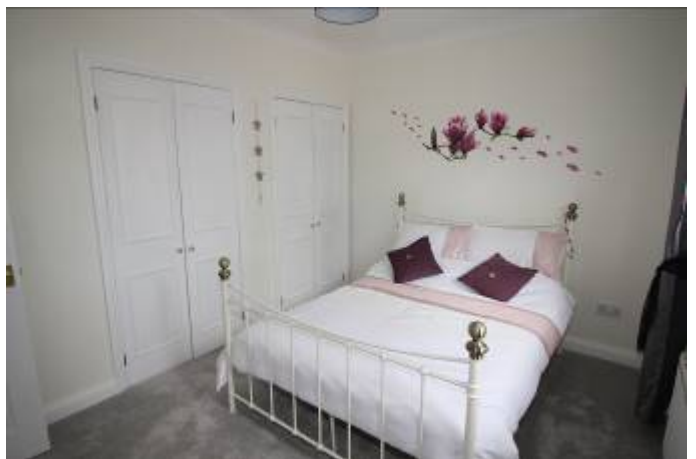
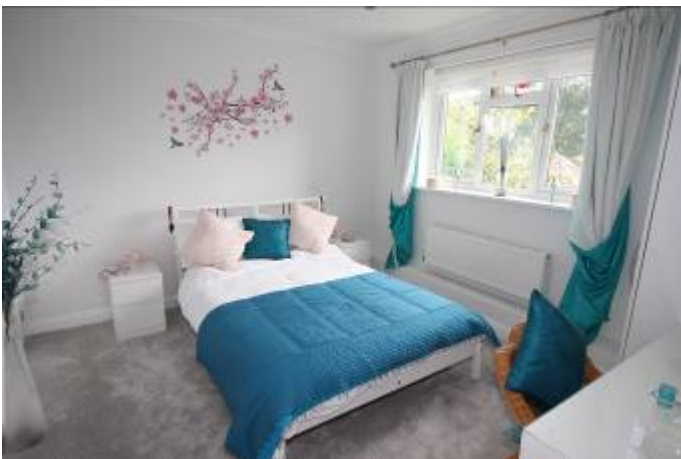
- **SPACIOUS DETACHED RESIDENCE**
- **4 DOUBLE BEDROOMS**
- **3 RECEPTION ROOMS**
- **STUNNING DINING/KITCHEN**
- **3 SHOWER ROOMS (2 ENSUITE) AND FAMILY BATHROOM**
- **AMPLE OFF ROAD PARKING**
- **GARAGE**
- **GOOD SIZE ATTRACTIVE GARDENS**
- **DOUBLE GLAZING**
- **GAS FIRED CENTRAL HEATING**
- **CUL-DE-SAC LOCATION**
- **TWYNHAM CATCHMENT**
- **HIGH QUALITY FIXTURES AND FITTINGS THROUGHOUT**
- **PERFECT FAMILY HOME**
- **MUST BE VIEWED**

VIEWING STRICTLY BY APPOINTMENT PLEASE

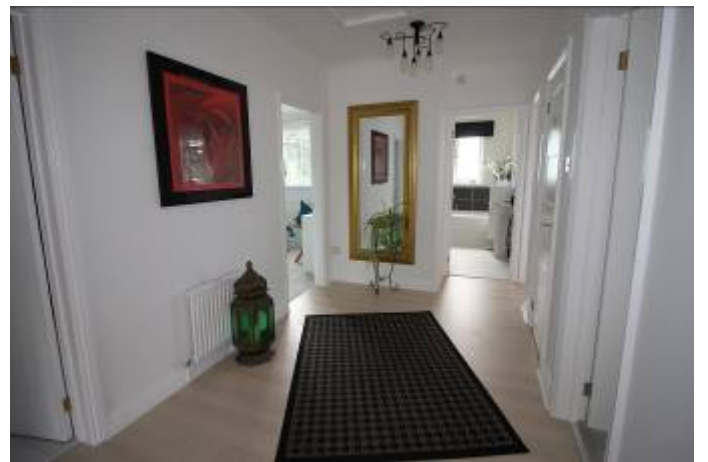
Please note that the equipment, fittings, fireplaces, heating systems, mains services, apparatus and appliances have not been tested by us the agents so we cannot confirm that they are in working order. All measurements are approximate and are for guidance only.



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Ground Floor
Approx. 134.6 sq. metres (1468.9 sq. feet)



First Floor
Approx. 93.1 sq. metres (1002.1 sq. feet)

