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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

**5 ESSEX AVENUE
CHRISTCHURCH
BH23 2SF**

Price £735,000

Freehold



LOCATED WITHIN EASY REACH OF LOCAL SHOPS AND AMENITIES IS THIS EXTENSIVELY ENLARGED AND REFURBISHED PROPERTY WITH APPROXIMATELY 2000 SQUARE FEET OF ACCOMMODATION ON OFFER

THE PROPERTY OFFERS ACCOMMODATION COMPRISING ENTRANCE HALL, 2 GROUND FLOOR DOUBLE BEDROOMS, SNUG/BEDROOM 5, FAMILY BATHROOM AND LARGE OPEN PLAN FAMILY/DINING/KITCHEN AND TO THE FIRST FLOOR THERE ARE 2 EXTREMELY LARGE BEDROOMS WITH EN-SUITE SHOWER ROOMS.

THIS FAMILY HOME IS FINISHED TO AN EXACTING AND HIGH STANDARD WITH LUXURIOUS FIXTURES AND FITTINGS THROUGHOUT. AS WELL AS NEW DOUBLE GLAZING AND GAS FIRED CENTRAL HEATING SYSTEM.

EXTERNALLY THE FRONT IS LAID TO TARMAC PROVIDING OFF ROAD PARKING.

THE REAR GARDEN IS WELL PROPORTIONED AND WILL HAVE A PATIO AREA, LAWN AND SHRUB BORDERS LEAVING AS A BLANK CANVASS FOR THE KEEN GARDENER TO PUT THEIR OWN FOOTPRINT ON. A SUMMER HOUSE OR LARGE SHED/WORKSHOP COULD ALSO BE ERECTED.

5 ESSEX AVENUE, CHRISTCHURCH BH23 2SF

- **APPROXIMATELY 2,000 SQUARE FEET OF LIVING SPACE**
- **4 – 5 BEDROOMS**
- **28' X 18' OPEN PLAN LIVING/DINING/KITCHEN**
- **3 BATH/SHOWER ROOMS**
- **GOOD SIZE GARDEN**
- **OFF ROAD PARKING**
- **NEWLY REFURBISHED AND EXTENDED**
- **NEW DOUBLE GLAZING AND HEATING SYSTEM**
- **LUXURIOUS FIXTURES AND FITTINGS THROUGHOUT**
- **CLOSE TO LOCAL SHOPS**
- **TWYNHAM SCHOOLS CATCHMENTS (INFANT, JUNIOR & SECONDARY)**
- **MUST BE VIEWED TO FULLY APPRECIATE THE STANDARD OF ACCOMMODATION**
- **KEYS IN OFFICE FOR IMMEDIATE VIEWINGS**



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.

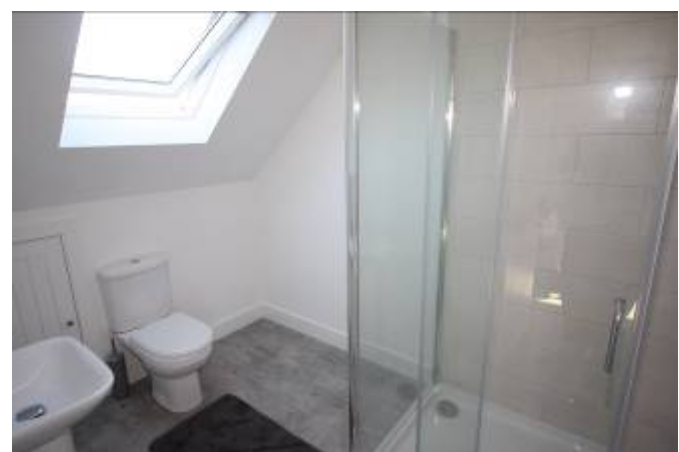
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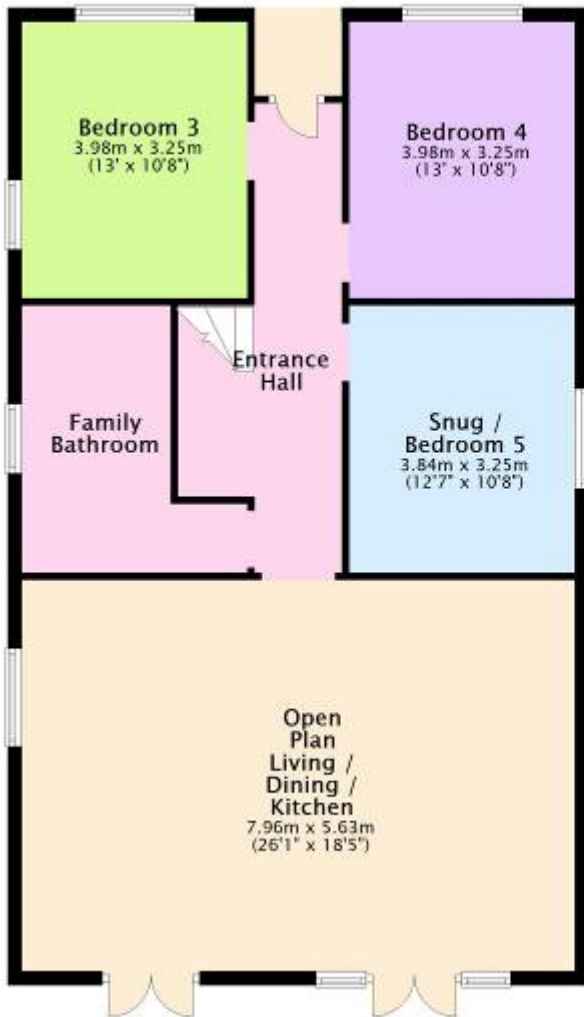
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Ground Floor

Approx. 108.6 sq. metres (1169.1 sq. feet)



First Floor

Approx. 79.3 sq. metres (853.9 sq. feet)

