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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

**16 HURN ROAD
CHRISTCHURCH
BH23 2RN**

Price £850,000

Freehold



HAVING APPROXIMATELY 2,700 SQUARE FEET OF ACCOMMODATION THIS STUNNING FAMILY HOME OFFERS FLEXIBLE LIVING SPACE PRESENTED IN EXCELLENT ORDER THROUGHOUT.

IN BRIEF THE ACCOMMODATION COMPRISES ENTRANCE PORCH, CHARACTERFUL AND SPACIOUS RECEPTION HALL, 3 RECEPTION ROOMS, A FAMILY DINING/KITCHEN THAT OFFERS THE REAL 'WOW FACTOR' BEING 31' X 24' (MAXIMUM) (L-SHAPED), UTILITY ROOM, GROUND FLOOR SHOWER ROOM, FIRST FLOOR LANDING, 4 LARGE DOUBLE BEDROOMS WITH THE MASTER BEDROOM HAVING AN EN-SUITE BATHROOM AND A BEAUTIFUL, LUXURIOUS FAMILY BATHROOM.

***THE PROPERTY HAS BEEN MUCH IMPROVED & EXTENDED IN RECENT TIMES & SITS ON A WELL PROPORTIONED PLOT WITH AMPLE OFF ROAD PARKING TO THE FRONT & A REAR GARDEN THAT OFFERS AN EXCELLENT DEGREE OF PRIVACY & A SOUTH WESTERLY ASPECT.
THERE IS ALSO AN INTEGRAL GARAGE/STORE ROOM.***

IDEALLY LOCATED FOR LOCAL SHOPS & BUS ROUTES ALONG WITH CONVENIENT ACCESS TO THE BOURNEMOUTH SPUR ROAD & BOURNEMOUTH INTERNATIONAL AIRPORT.

16 HURN ROAD, CHRISTCHURCH, BH23 2RN

THIS SUPERB FAMILY HOME IS ALSO SITUATED WITHIN THE TWYNHAM SCHOOLS CATCHMENTS & WE FEEL THAT AN EARLY INSPECTION IS A MUST TO FULLY APPRECIATE THE ACCOMMODATION ON OFFER.

- **SUPERB FAMILY HOME**
- **APPROX. 2,700 SQUARE FEET**
- **3 RECEPTION ROOMS**
- **STUNNING
FAMILY/DINING/KITCHEN**
- **DOUBLE GLAZING**
- **GAS FIRED CENTRAL HEATING**
- **AMPLE OFF ROAD PARKING**
- **INTEGRAL GARAGE/STORE**
- **GOOD SIZE GARDENS**
- **GROUND FLOOR SHOWER ROOM**
- **BEAUTIFUL LUXURIOUS FAMIY
BATHROOM**
- **EN-SUITE TO MASTER BEDROOMS**
- **TWYNHAM CATCHMENT**
- **4 LARGE DOUBLE BEDROOMS**
- **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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