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BH23 2LQ

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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

**84 RIVER WAY
WEST CHRISTCHURCH
BH23 2QT**

Price £925,000

Freehold



SITUATED ON A WELL PROPORTIONED CORNER PLOT IN ONE OF CHRISTCHURCH'S MOST PRESTIGIOUS ROADS IS THIS STUNNING DETACHED FAMILY RESIDENCE.

HAVING RECENTLY UNDERGONE WORKS OF IMPROVEMENT, YET RETAINING ITS CHARM AND CHARACTER THIS DELIGHTFUL PROPERTY TRULY DESERVES AN INTERNAL AND EXTERNAL INSPECTION.

THE ACCOMMODATION IN BRIEF COMPRISES RECEPTION HALL, ATTRACTIVE LOUNGE WITH FEATURE FIREPLACE, OFFICE/BEDROOM 4, COMFORTABLE SNUG WHICH IS SEPARATE FROM THE SUPERB KITCHEN/DINER BY A FEATURE CENTRAL LOG BURNER (THESE AREAS ALSO HAVE UNDER FLOOR HEATING). THERE IS ALSO A RECENTLY FITTED BRAND NEW BATHROOM TO THE GROUND FLOOR. TO THE FIRST FLOOR IS THE LANDING, 3 LARGE DOUBLE BEDROOMS AND BESPOKE COMTEMPORARY SHOWER ROOM.

EXTERNALLY THERE ARE GARDENS TO THE FRONT AND SIDE WHICH ARE MAINLY LAID TO LAWN PLUS AMPLE PARKING, LARGE CAR PORT WITH UTILITY & W.C. AND AN OVERSIZED GARAGE. THERE IS A FEATURE DECKED SEATING AREA AND BBQ LODGE, ALL BEHIND ELECTRIC GATES.

- **BEAUTIFUL ATTRACTIVE DETACHED FAMILY RESIDENCE**
- **3 – 4 DOUBLE BEDROOMS**
- **STUNNING DINING/ KITCHEN**
- **SNUG**
- **ATTRACTIVE LOUNGE WITH FEATURE FIRE PLACE & LOG BURNER**
- **LARGE CAR PORT AND OVERSIZED GARAGE**
- **LARGE GARDENS**
- **BESPOKE SHOWER ROOM**
- **NEWLY FITTED GROUND FLOOR BATHROOM**
- **TWYNHAM CATCHMENT**
- **CLOSE TO RECREATION GROUND & STUNNING RIVERSIDE WALKS**
- **MUST BE VIEWED TO FULLY APPRECIATE**



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.

PLEASE NOTE:

MONEY LAUNDERING REGULATIONS – Intending purchasers will be asked to produce identification documentation at a later stage and we would ask for your co-operation in order that there will be no delay in agreeing the sale.

MICHAEL ADAM Estate Agents have not sought to verify the legal title of the property and the buyers must obtain verification from their solicitors.

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