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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

**29 LYNTON CRESCENT
ST CATHERINES HILL
CHRISTCHURCH
BH23 2SD**

Price £550,000

Freehold



THIS IS A BEAUTIFULLY PRESENTED & SPACIOUS DETACHED BUNGALOW SITUATED ON THE EVER POPULAR RESIDENTIAL DISTRICT OF ST CATHERINE'S HILL.

THE ACCOMMODATION COMPRISES ENTRANCE PORCH, GOOD SIZE ATTRACTIVE ENTRANCE HALL, SPACIOUS 'L' SHAPED LOUNGE/DINER, MODERN KITCHEN, 3 LARGE DOUBLE BEDROOMS, ONE OF WHICH HAS A MODERN EN-SUITE SHOWER ROOM & A FURTHER LUXURIOUS FAMILY BATHROOM. ACCESSED FROM THE KITCHEN IS A COVERED WALKWAY WHICH IN TURN LEADS INTO THE GARAGE AS WELL AS THE REAR GARDEN. THE REAR GARDEN IS A REALLY GOOD SIZE, EXTREMELY WELL TENDED & IS A REAL FEATURE OF THE PROPERTY.

THERE IS A BRICK PAVIA PATIO, EXPANSE OF LAWN, DISPLAY BEDS & BORDERS & SUMMER HOUSE WITH POWER SUPPLIED.

JUST SOME OF THE BENEFITS CONVEYED WITH THIS DELIGHTFUL BUNGALOW INCLUDE GAS FIRED CENTRAL HEATING, DOUBLE GLAZING, OFF ROAD PARKING, BEING WITHIN EASY REACH OF LOCAL SHOPS AND AMENITIES AS WELL AS STUNNING WOODLAND WALKS ON ST CATHERINE'S HILL.

- **DETACHED BUNGALOW**
- **BEAUTIFULLY PRESENTED THROUGHOUT**
- **SPACIOUS, BRIGHT AND AIRY ACCOMMODATION**
- **3 DOUBLE BEDROOMS**
- **'L' SHAPED LOUNGE/DINER**
- **MODERN KITCHEN, BATHROOM & EN-SUITE**
- **GARAGE AND OFF ROAD PARKING**
- **CLOSE TO LOCAL SHOPS**
- **STUNNING WOODLAND WALKS NEARBY**
- **POPULAR LOCATION**
- **GAS FIRED CENTRAL HEATING**
- **DOUBLE GLAZING**
- **CLOSE TO LOCAL SHOPS & AMENITIES**
- **BEAUTIFULLY PRESENTED GOOD SIZE REAR GARDEN**



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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