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Dorset  
BH23 2LQ

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**MICHAEL ADAM**

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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**

**38 BRONTE AVENUE  
CHRISTCHURCH  
BH23 2NA**

**Price £439,950**

Freehold



***STUNNING SEMI DETACHED FAMILY HOME LOCATED IN THE TWYNHAM SHCOOLS CATCHMENT AREA.***

***THIS BEAUTIFUL PROPERTY HAS BEEN UPDATED IN RECENT TIMES & THE GROUND FLOOR LAYOUT HAS BEEN RE-CONFIGURED. THE ACCOMMODATION NOW COMPRISES SPACIOUS ENTRANCE HALL WHICH IS OPEN PLAN TO THE MODERN KITCHEN/DINER & A WELL PROPORTIONED LOUNGE ALL TO THE GROUND FLOOR. TO THE FIRST FLOOR IS A LANDING, 3 GOOD SIZE BEDROOMS & MODERN FAMILY BATHROOM.***

***EXTERNALLY, TO THE FRONT THERE IS AMPLE OFF ROAD PARKING AND DRIVEWAY LEADING TO THE ATTACHED GARAGE. THE REAR GARDEN IS OF A REALLY GOOD SIZE WITH PATIO SEATING AREA, LAWN & FEATURE LUXURIOUS CABIN CREATING A RELAXING SPACE TO ESCAPE THE HUSTLE AND BUSTLE OF EVERYDAY LIFE.***

***BENEFITS INCLUDE GAS FIRED CENTRAL HEATING, DOUBLE GLAZING & WE STRONGLY ADVISE AN INTERNAL INSPECTION TO REALLY APPRECIATE THE STANDARD OF LIVING ACCOMMODATION ON OFFER.***

- **STUNNING SEMI DETACHED FAMILY HOME**
- **3 WELL PROPORTIONED BEDROOMS**
- **SEPARATE LUXURIOUS LOUNGE**
- **MODERN DINING/KITCHEN**
- **LOVELY SIZED GARDEN**
- **LUXURIOUS GARDEN CABIN**
- **AMPLE OFF ROAD PARKING**
- **ATTACHED GARAGE**
- **GAS FIRED CENTRAL HEATING & DOUBLE GLAZING**
- **MODERN BATHROOM**
- **BEAUTIFULLY PRESENTED THROUGHOUT**
- **TWYNHAM CATCHMENT**
- **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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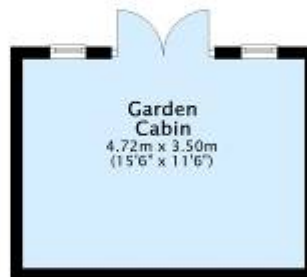
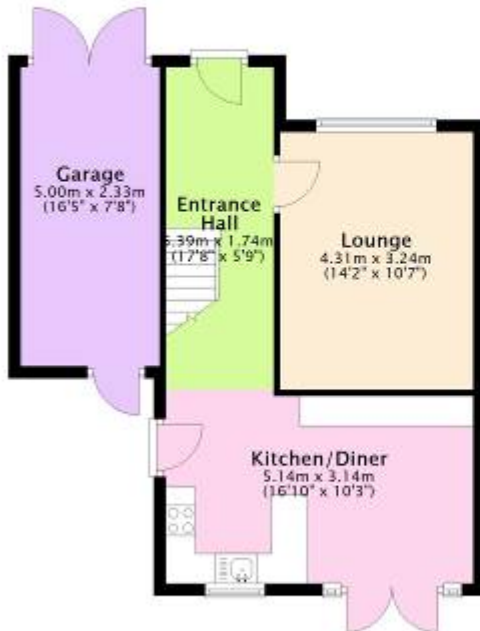


**38 BRONTE AVENUE, CHRISTCHURCH BH23 2NA**



**Ground Floor**

Approx. 52.9 sq. metres (569.3 sq. feet)



**First Floor**

Approx. 40.0 sq. metres (430.9 sq. feet)

