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1 HAKING ROAD, CHRISTCHURCH, BH23 3SU PRICE: £465,000 FREEHOLD

**Winkworth**

for every step...

# A bright and modern 4 bed / 2 bath family house with pretty south facing garden in this convenient Christchurch location.

1 Haking Road, Christchurch, BH23 3SU

Price: £465,000

Tenure: Freehold

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## Situation:

The property is situated within easy reach of some of the area's most beautiful beaches and unspoilt coastline with Mundeford's sandy Avon Beach and Friars Cliff Beach easily accessible.

The picturesque Mundeford Quay is a short walk away. Also nearby is the New Forest National Park offering some of the country's most stunning countryside interwoven with ancient woodlands.

The nearby historic town of Christchurch has a wide range of shops, cafes, restaurants, and banks. More extensive facilities can be found further afield at Bournemouth and Southampton.

Christchurch Railway Station provides a fast and regular service to Bournemouth, Southampton and London Waterloo. Bournemouth and Southampton International Airports are also within a short drive.

## Description:

A bright family house with pretty south facing garden, conservatory and ample driveway parking in excellent Christchurch location close to local shops, bus service and doctors surgery.

The entrance hall is bright and spacious with an understairs cupboard.

The house features a superb reception / entertaining space which comprises the main living room with a feature fireplace and a bay window to the front aspect, double doors lead through into the bright and spacious kitchen/dining room and conservatory.

The kitchen/dining area is a good size and a very convivial space, with an integrated AEG double oven with microwave, induction hob, an integrated dishwasher, washing machine and fridge freezer.

The garage has been converted into an additional reception room, currently used as a study.

The first floor landing is bright and has an airing / linen cupboard.

The principal bedroom has a window to the rear aspect and ensuite shower room with good sized shower cubicle and a white suite comprising pedestal hand wash basin, WC, extra large ladder radiator for ample towels and a window to side aspect.

A dressing room next to the bedroom has an ample range of fitted wardrobes, a window to the rear aspect and this room could alternately be used as a single bedroom or a study.

There's a double bedroom with fitted wardrobes and a window to the front aspect.

The shower room has an extra large shower area (a bath could alternately be fitted into the space), there's a window to the side aspect and also WC, pedestal hand wash basin with storage under and a large ladder radiator for ample towels.

There's also a single bedroom with window to front aspect and fitted wardrobe.

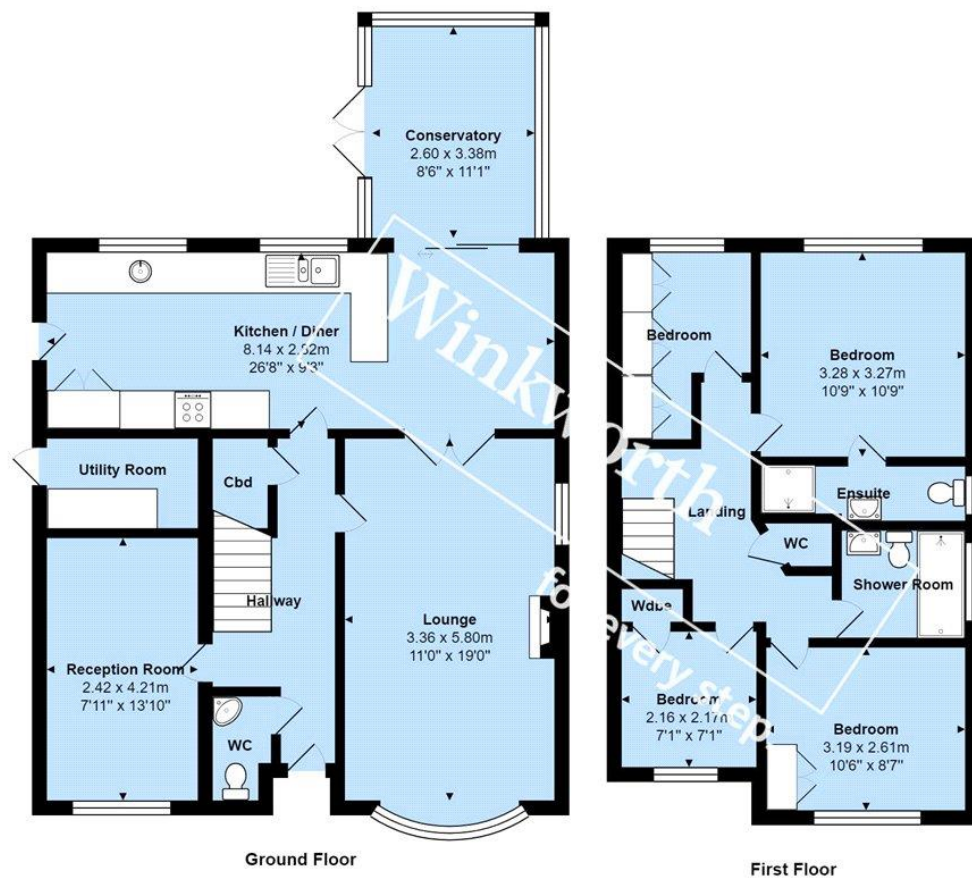
Outside, a separate workshop / utility room with access via a door at the side of the house.

To the front is ample driveway parking and the south east facing rear garden has several patio areas, flower and shrub borders, a small pond and a garden shed.

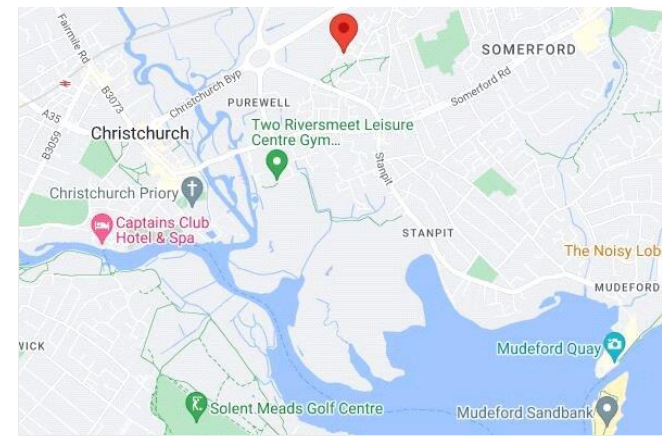
## At a glance...

- Four bedrooms, one with ensuite shower room
- Kitchen/dining area with integrated appliances
- Three reception rooms
- Separate shower room
- Separate workshop/utility room
- Driveway with ample parking
- South facing rear garden with patio areas & garden shed
- BCP Council tax band = "E"





Total Area: 128.3 m<sup>2</sup> ... 1381 ft<sup>2</sup>  
 All measurements are approximate and for display purposes only



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+) <b>A</b>		
(81-91) <b>B</b>		82
(69-80) <b>C</b>	69	
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
England, Scotland & Wales	EU Directive 2002/91/EC	

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