



HUNTERS[®]
HERE TO GET *you* THERE

Avenue Road, Walkford, Christchurch | Price £685,000
Call us today on 01425 272163



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

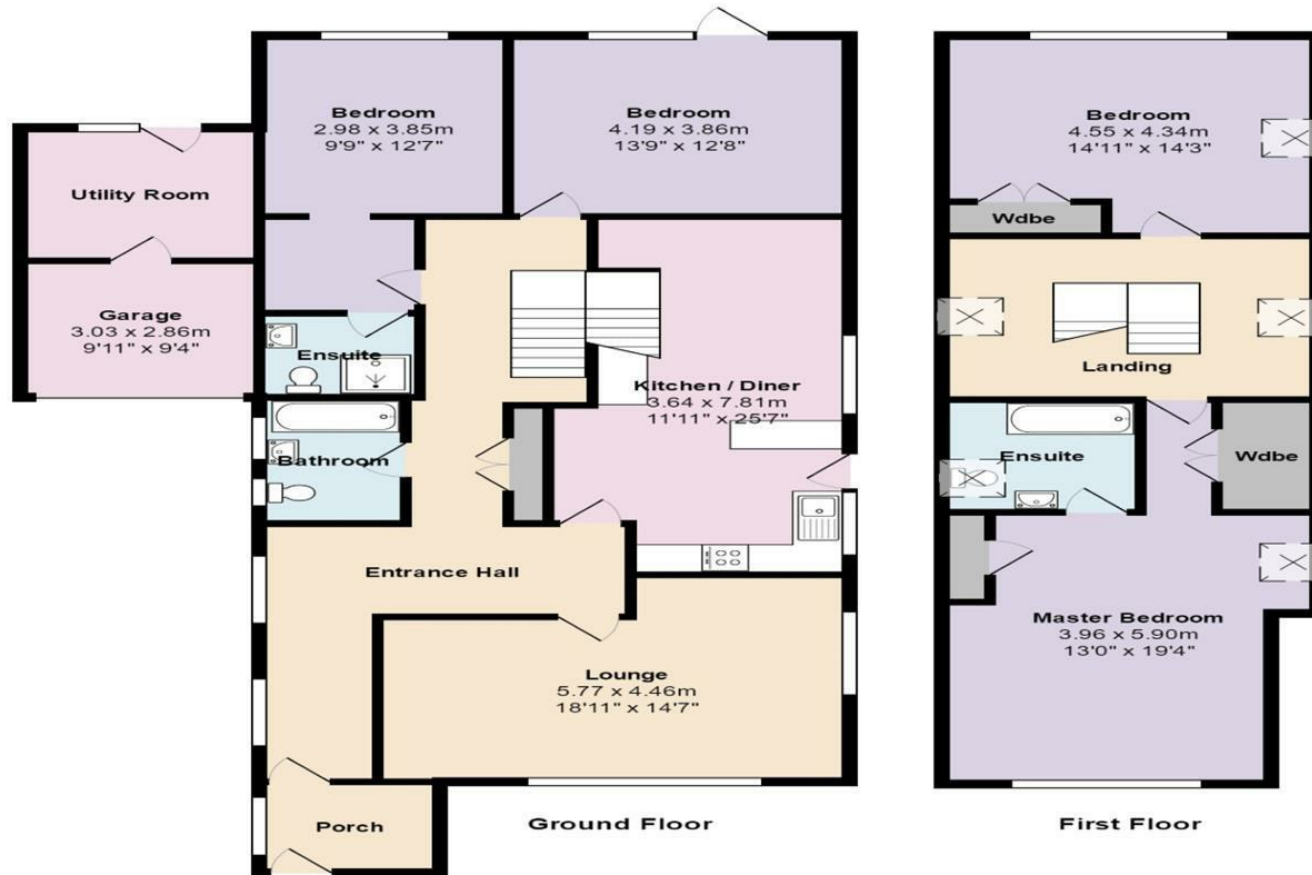
Environmental Impact (CO ₂) Rating		Current	Potential
Very environmentally friendly - lower CO ₂ emissions			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not environmentally friendly - higher CO ₂ emissions			
England & Wales		EU Directive 2002/91/EC	

Thinking of Selling?

If you are thinking of selling your home or just curious to discover the value of your property, Hunters would be pleased to provide free, no obligation sales and marketing advice. Even if your home is outside the area covered by our local offices we can arrange a Market Appraisal through our national network of Hunters estate agents.

A spacious and most versatile four bedroom detached chalet residence, situated in a quiet cul-de-sac, close to Chewton common and within easy walking distance of Highcliffe village centre and Schools. The property boasts two en-suite bathrooms and a luxury family bathroom, large country style kitchen/dining room, large reception room and off road parking for several cars, boat, caravan etc. This property also has a large Garage and utility/workshop.

The property is conveniently situated in a quiet residential area bordering Highcliffe and Walkford, close to extensive common land, within approximately three quarters of a mile of the safe sandy beaches of Highcliffe, with its popular wind surfing section. Mundeford and the old Priory town of Christchurch are within one and a half and three miles respectively. Hinton Admiral main line railway station, with its fast and frequent service to London Waterloo, Bournemouth and Southampton.



Total Area: 214.2 m² ... 2306 ft²

All measurements are approximate and for display purposes only

These particulars are intended to give a fair and reliable description of the property but no responsibility for any inaccuracy or error can be accepted and do not constitute an offer or contract. We have not tested any services or appliances (including central heating if fitted) referred to in these particulars and the purchasers are advised to satisfy themselves as to the working order and condition. If a property is unoccupied at any time there may be reconnection charges for any switched off/disconnected or drained services or appliances - All measurements are approximate.

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