



2 Birchwood Close, Highcliffe Christchurch, BH23 4RB
£735,000

PETTENGELLS
 ESTATE AGENTS

2 Birchwood Close, Highcliffe Christchurch, BH23 4RB

- Deceptively spacious bungalow
- Bright & airy accommodation
- Shower room & en-suite bathroom
- Potential for loft conversion
- Modern fitted kitchen
- Well tended gardens
- Superb conservatory
- Driveway & ample off-road parking
- Council Tax: Band E
- EPC Rating: D





A DELIGHTFUL AND DECEPTIVELY SPACIOUS TWO/THREE BEDROOM DETACHED BUNGALOW, being ideally located in a cul-de-sac within close proximity of local beauty spot at Nea Meadows.

The property has been well maintained and updated by the current owner to offer bright and airy accommodation including: Reception hall, spacious through sitting/dining room, superb UPVC double glazed conservatory, modern well fitted kitchen, two/three bedrooms with en-suite bathroom to main bedroom and separate shower room.

Externally, the property is set in delightful well tended gardens with the majority of the front garden being laid to lawn. Driveway providing ample off-road parking and giving access to integral garage/store room. To the rear, the property is enclosed by mature hedging and fencing with a paved patio, area of lawn, mature shrub and flower borders, greenhouse and shed.

PETTENGELLS
ESTATE AGENTS

278 Lymington Road, Highcliffe, BH23 5ET | 01425 271318 | highcliffe@pettengells.co.uk | www.pettengells.co.uk



TOTAL FLOOR AREA: 1416 sq.ft. (131.6 sq.m.) approx.
Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
Made with Metropix 62022

IMPORTANT: There may be omissions in these sales particulars and they do not constitute part of a contract. Floor plans are for representational purposes only and may not be to scale. All measurements including floor area (which may or may not include garage and/or conservatory) are approximate and should not be relied upon. We make no assertion that the property is in good condition or otherwise, nor that any services, appliances or systems are in good working order. Items depicted in photos may not be included. Any reference to tenure has been supplied by the seller and is given in good faith, similarly please check council tax banding and maintenance/ground rent figures as these can change. Potential



PETTENGELLS
ESTATE AGENTS

278 Lymington Road, Highcliffe, BH23 5ET | 01425 271318 | highcliffe@pettengells.co.uk | www.pettengells.co.uk