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Picasso

9-19-29

9 Mill Road

DenisonS

9 Mill Road

Christchurch, Dorset, BH23 2JY

£599,950

A great opportunity to purchase a sizeable chalet home with a total of five bedrooms situated on the ground and first floor, providing the option for shared living. The ground floor has underfloor heating and offers an impressive family open plan kitchen/living room at the rear, together with a separate living room/snug room.

Three bedrooms are on the ground floor one with en-suite, together with a family shower room. The home has two utility rooms incorporating a boot room. On the first floor is another two bedrooms and a family bathroom. At the front is ample off road parking for a number of vehicles and the rear garden is approaching 200ft in length. Twynham School Catchment.

We strongly recommend an early internal viewing to appreciate the accommodation on offer.



Entrance Hallway

Kitchen/Living Room 26' 1" x 17' 10" (7.94m x 5.43m)

Utility Room 13' 3" x 4' 8" (4.04m x 1.42m)

2nd Utility/ Boot Room 12' 11" x 5' 8" (3.93m x 1.73m)

Living Room/Snug 16' 4" x 10' 1" (4.97m x 3.07m)

Ground Floor Master Bedroom 13' 6" x 10' 2" (4.11m x 3.10m)

En-suite

Bedroom/Study 10' 3" x 8' 5" (3.12m x 2.56m)

Separate Shower Room

Ground Floor Bedroom 12' 10" x 9' 1" (3.91m x 2.77m)

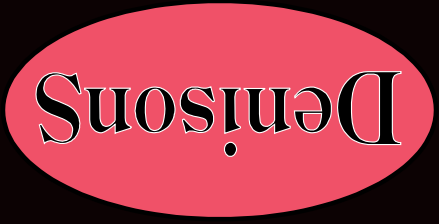
First Floor Landing

Bedroom 13' 2" x 12' 0" (4.01m x 3.65m)

Bedroom 14' 3" x 13' 0" (4.34m x 3.96m)

Family Bathroom

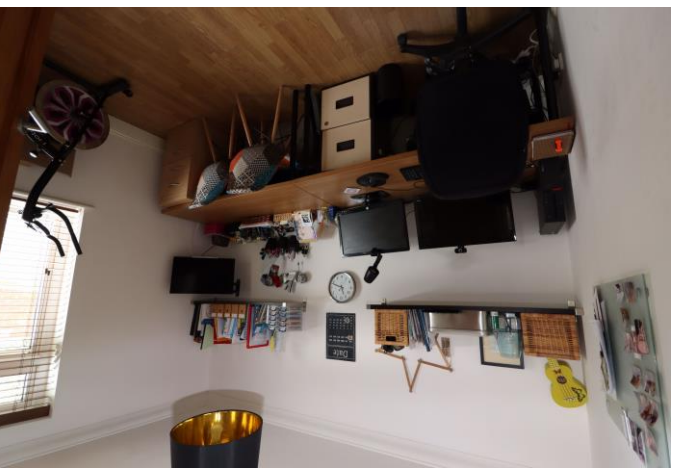




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Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		
55-68	D		
39-54	E		
21-38	F		
1-20	G		
		70 C	80 C

