



9 Walcott Avenue

DenisonS

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Christchurch, BH23 2NQ

£629,000

A well presented four/five bedroom chalet bungalow which offers spacious and versatile living. With accommodation comprising of three good size ground floor bedrooms with one having an en-suite shower room, ground floor shower room and spacious lounge with double glass doors leading out to the well tended rear garden.

There is a spacious family/kitchen/breakfast/dining room with separate utility room. The first floor consists of two bedrooms with a shower room. Benefits include garage and workshop. Ideally located being situated close to riverside walks, St Catherines Hill and Bournemouth Airport. Approximately one mile from Christchurch Town centre the home is on a bus route to the towns of Christchurch and Bournemouth. located within the Twynham school catchment.



Entrance Hall

Kitchen/Dining Room

Sitting Room

Utility Room

Study Area

Master Bedroom 14' 7" x 8' 5" (4.44m x 2.56m)

En-suite Shower Room

Dressing Area

Walk In Wardrobe

Bedroom Two 13' 7" x 11' 5" (4.14m x 3.48m)

Lounge/Bedroom Five 15' 3" x 11' 5" (4.64m x 3.48m)

Ground Floor Shower Room

First Floor Landing

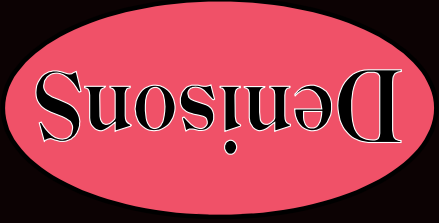
Bedroom Three 14' 6" x 7' 8" (4.42m x 2.34m)

Bedroom Four 14' 4" x 6' 4" (4.37m x 1.93m)

Gardens

Garage & Workshop





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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		
		63 D	75 C

