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Dorset  
BH23 2LQ

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*These particulars are intended to give a fair description of the property, but their accuracy is not guaranteed and they do not constitute an offer or contract.*

**DRAFT DETAILS – AWAITING VERIFICATION FROM VENDOR**

**36 FLAMBARD AVENUE  
CHRISTCHURCH  
BH23 2NF**

**Price £795,000**

Freehold



***THIS STUNNING FAMILY HOME HAS RECENTLY UNDERGONE EXTENSIVE WORKS OF MODERNISATION & NOW OFFERS SPACIOUS AND EXCEPTIONALLY WELL PRESENTED LIVING ACCOMMODATION.***

***IN BRIEF TO THE GROUND FLOOR THE ACCOMMODATION COMPRISES ENTRANCE HALL, CLOAKROOM, LOUNGE, OFFICE/BEDROOM 5, BEAUTIFUL OPEN PLAN LIVING/DINING/KITCHEN WITH A VARIETY OF FITTED APPLIANCES, UTILITY ROOM AND MASTER BEDROOM WITH LUXURIOUS EN-SUITE SHOWER ROOM, WITH UNDERFLOOR HEATING. THE FIRST FLOOR COMPRISES LANDING, SUPERB FAMILY BATHROOM AND THREE FURTHER BEDROOMS.***

***EXTERNALLY THE FRONT HAS BEEN MAINLY LAID TO GRAVEL PROVIDING OFF ROAD PARKING FOR A NUMBER OF VEHICLES. THERE IS A CHARGING POINT FOR ELECTRIC CARS. THE DRIVEWAY LEADS DOWN THE SIDE OF THE PROPERTY GIVING ACCESS TO THE REAR GARDEN WHERE THERE IS A BRICK BUILT STORE/POTENTIAL GARAGE, LARGE PATIO AREA, EXTENSIVE LAWN WITH BORDERS AND AT THE VERY REAR IS A FURTHER PAVED SEATING AREA AND SUMMER HOUSE/CABIN WITH POWER & LIGHT.***

***THE PROPERTY BOASTS MANY BENEFITS INCLUDING BEING WITHIN THE TWYNHAM SCHOOL CATCHMENT, DOUBLE GLAZING, GAS FIRED CENTRAL HEATING AND IS WHAT WE WOULD DESCRIBE AS A READY TO MOVE INTO FAMILY HOME.***

- **DETACHED CHALET**
- **RECENTLY REFURBISHED**
- **4/5 BEDROOMS**
- **LUXURIOUS BATHROOM & EN-SUITE**
- **STUNNING OPEN PLAN  
LIVING/DINING/KITCHEN**
- **SUPERB LARGE GARDEN**
- **AMPLE OFF ROAD PARKING**
- **TWYNHAM CATCHMENT**
- **DOUBLE GLAZING & GAS FIRED  
CENTRAL HEATING**
- **SEPARATE LOUNGE**
- **GARDEN CABIN/SUMMER HOUSE**
- **BEAUTIFULLY PRESENTED  
THROUGHOUT**
- **MUST BE VIEWED TO FULLY  
APPRECIATE**

**VIEWING STRICTLY BY APPOINTMENT PLEASE**

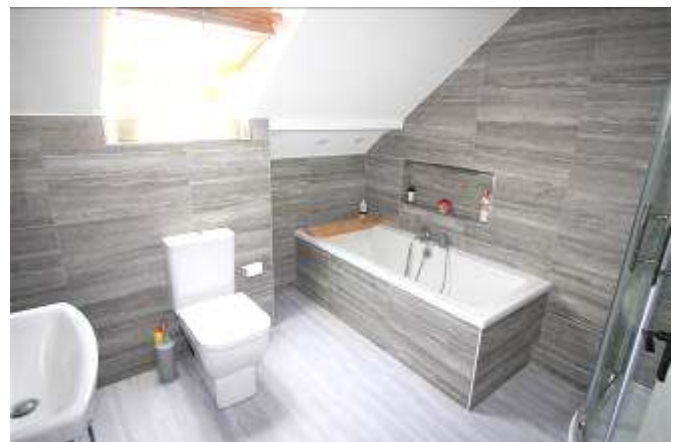
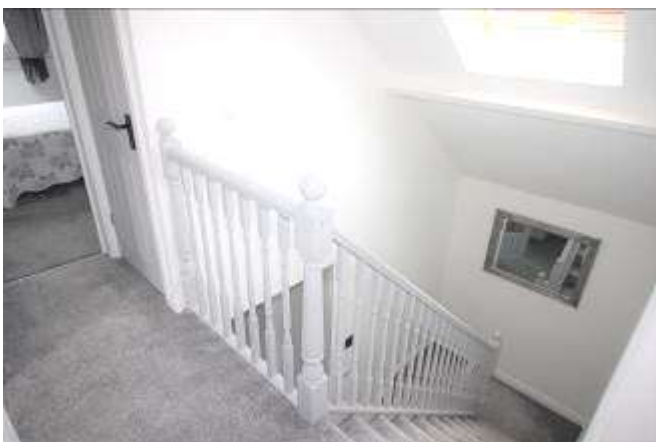
Please note that the equipment, fittings, fireplaces, heating systems, mains services, apparatus and appliances have not been tested by us the agents so we cannot confirm that they are in working order. All measurements are approximate and are for guidance only.



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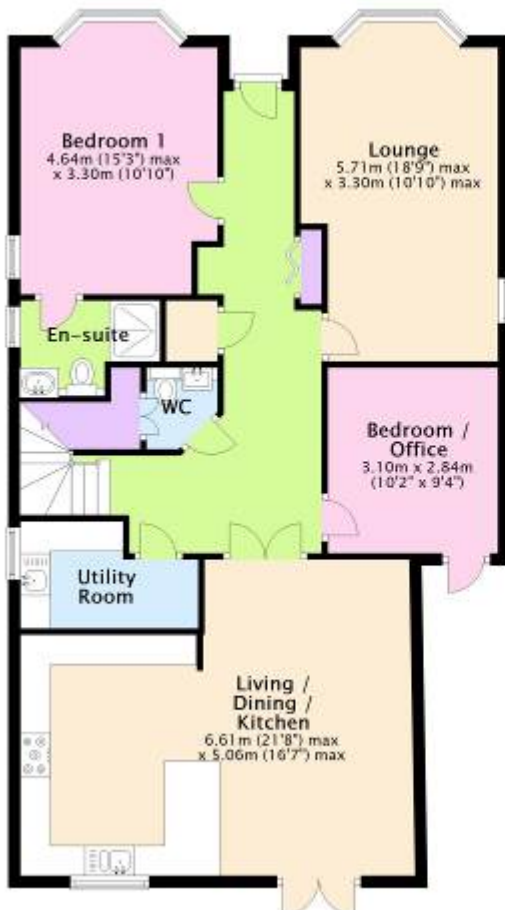


**36 FLAMBARD AVENUE, CHRISTCHURCH, BH23 2NF**



**Ground Floor**

Approx. 101.9 sq. metres (1096.4 sq. feet)



**First Floor**

Approx. 64.4 sq. metres (693.7 sq. feet)

