

237 Fairmile Road  
Christchurch  
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**

**7 HAWORTH CLOSE  
CHRISTCHURCH  
BH23 2PT**

**Price £575,000**

Freehold



***SITUATED IN THIS POPULAR RESIDENTIAL DISTRICT IS THIS EXTREMELY WELL PRESENTED, RECENTLY EXTENDED DETACHED FAMILY HOME.***

***OFFERING SPACIOUS ACCOMMODATION INCLUDING ENTRANCE HALL, LOUNGE, STUNNING KITCHEN/DINING/FAMILY ROOM, UTILITY AND CLOAKROOM ON THE GROUND FLOOR. TO THE FIRST FLOOR IS THE SPACIOUS LANDING WITH STUDY AREA, 4 BEDROOMS, LUXURIOUS FAMILY BATHROOM AND SEPARATE MATCHING SHOWER ROOM.***

***BENEFITS CONVEYED WITH THIS LOVELY FAMILY HOME INCLUDE GAS FIRED CENTRAL HEATING, DOUBLE GLAZING, AMPLE OFF ROAD PARKING, INTEGRAL GARAGE, ATTRACTIVE REAR GARDEN AND BEING WITHIN THE CATCHMENT AREAS FOR TWYNHAM INFANT AND JUNIORS AND SECONDARY SCHOOLS.***

***LOCAL SHOPS AND AMENITIES CAN BE FOUND ON NEARBY FAIRMILE ROAD. MORE COMPREHENSIVE SHOPPING AND RECREATIONAL FACILITIES CAN BE FOUND IN CHRISTCHURCH TOWN CENTRE WHICH IS APPROXIMATELY 1 MILE DISTANT WHERE THERE IS ALSO THE MAINLINE TRAIN STATION, BEAUTIFUL RIVERSIDE WALKS AND MANY HISTORICAL FEATURES.***

**7 HAWORTH CLOSE, CHRISTCHURCH BH23 2PT**

- **SPACIOUS DETACHED FAMILY HOME**
- **TWYNHAM SCHOOL CATCHMENT**
- **4 BEDROOMS**
- **LUXURIOUS FAMILY BATHROOM**
- **SEPARATE SHOWER ROOM**
- **GOOD SIZE LOUNGE**
- **STUNNING FAMILY/DINING/KITCHEN**
- **AMPLE OFF ROAD PARKING AND GARAGE**
- **UTILITY ROOM AND GROUND FLOOR W.C**
- **ATTRACTIVE PRIVATE REAR GARDEN**
- **CUL-DE-SAC LOCATION**
- **EXTREMELY WELL PRESENTED THROUGHOUT**
- **APPROXIMATELY 1 MILE FROM THE TOWN CENTRE**
- **VIEWING ADVISED**

**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.



**7 HAWORTH CLOSE, CHRISTCHURCH BH23 2PT**





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**Ground Floor**

Approx. 69.9 sq. metres (752.9 sq. feet)



**First Floor**

Approx. 60.1 sq. metres (647.2 sq. feet)

