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29 SAFFRON DRIVE, HIGHCLIFFE BH23 4LP PRICE £425,000 FREEHOLD

Winkworth

for every step...

Superb open plan family room with a semi- vaulted ceiling and southerly facing rear garden.

29 Saffron Drive, Highcliffe BH23 4LP
Price £425,000 Freehold

01425 270055
highcliffe@winkworth.co.uk

Situation:

The property is situated in a convenient location with local shops close by. Hinton Admiral, a mainline train station, is only a short distance away with a regular service to Bournemouth, Southampton, and London Waterloo.

Within a short walk of the property are some of the area's most beautiful sandy beaches and coastline. The village of Highcliffe offers an array of cafes, restaurants, shops and a supermarket with more extensive facilities slightly farther afield at Christchurch, Bournemouth, or Southampton.

A short journey from the property is the New Forest National Park offering some of the country's most stunning countryside interwoven with ancient woodlands.

The property is also located within the popular Highcliffe School and Highcliffe St Marks Primary School catchment areas.

Description:

A stunning two double bedroom semi-detached house, with a superb semi-vaulted rear extension creating a fabulous reception space and southerly facing rear garden.

Approached over a good-sized driveway offering ample off-road parking and leading to the integral single garage.

The entrance hall provides access to the downstairs w/c and opens into the large open plan family room.

The living area is a great size with a window to the front, the room then flows into the kitchen/dining area, with a semi vaulted ceiling creating a bright and spacious room. The kitchen is well fitted with a range of fitted appliances. Bi-folding doors lead out to the southerly aspect.

Upstairs are two double bedrooms, the principal benefits from a fitted cupboard. The family bathroom is well fitted with a white suite and shower over the bath.

The garden is a lovely size for the development, the southerly aspect affording sunshine throughout the day.

Offered with no forward chain.

Summary:

- Stunning two double bedroom semi-detached house
- Open plan kitchen/living/dining area with semi-vaulted ceiling
- Bathroom
- South facing rear garden
- Single garage
- BCP Council Tax Band C
- Offered with no forward chain

Useful Information

Services – Mains Gas, Mains Electric, Mains Water & Drainage

Mobile Network Coverage* – Likely outside with all major providers, some restrictions from some providers inside.

Broadband Availability* – Ultrafast available up to 1000mbps

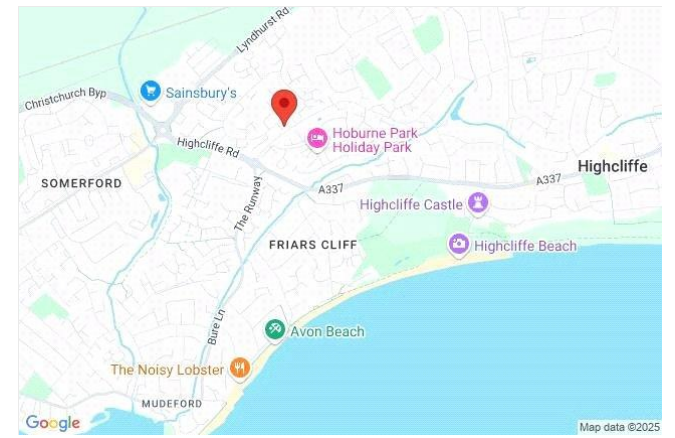
Other – Winkworth are not aware of any other information effecting the sale of the property under "Part C" of Material information.


* <https://checker.ofcom.org.uk/> used for information regarding service availability






 Total Area: 86.1 m² ... 927 ft²
 All measurements are approximate and for display purposes only



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+) A		
(81-91) B		87
(69-80) C	73	
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England, Scotland & Wales	EU Directive 2002/91/EC	

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Highcliffe | 01425 270055 | highcliffe@winkworth.co.uk



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