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34 HEATH ROAD, WALKFORD BH23 5RH PRICE £450,000 FREEHOLD

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# A lovely three bedroom semi-detached house offered with an attractive southerly facing garden, garage and driveway.

34 Heath Road, Walkford BH23 5RH  
Price £450,000 **Freehold**

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## Situation:

The villages of Highcliffe and Walkford provide an array of local amenities including cafes, restaurants, pubs and shops, with more extensive facilities slightly further afield in Christchurch.

Within walking distance of the property are beautiful beaches and unspoilt coastline. A short car journey from the property is the New Forest National Park offering some of the country's most stunning countryside interwoven with ancient woodlands.

Hinton Admiral train station is only a short distance from the property, providing a regular service to Bournemouth, Southampton, Clapham Junction and London Waterloo.

## Description:

A well-presented three bedroom semi-detached house with scope to extend and improve further STPP. Offered with an attractive southerly facing garden, garage and driveway for multiple cars.

Coming through the front door, the entrance hallway offers a convenient cupboard for storage along with access to the lounge/diner and separate kitchen. Under stairs storage cupboard.

The dining area has a large front aspect window and characterful fireplace, with built in storage either side. This leads through to a bright lounge with bifold doors opening onto a patio seating area in the garden.

A modern kitchen comprising of a selection of eye and base level units, wood tops, inset sink, raised ovens and a gas hob. Leading on from the kitchen, a utility space is found with space for a dishwasher, fridge freezer and washing machine as well as some additional storage and cupboards. Side door leading into the garden.

On the first-floor landing there is a side aspect window, a storage cupboard housing the new combi boiler and access to the loft.

All three bedrooms are good sizes, two of them being generous doubles. A modern bathroom comprises a bath with shower over, push button WC, wash hand basin, heated towel rail and two obscured glazed windows.

The recently tarmacked driveway provides off road parking for several vehicles as well as access to a garage. A new fence has been erected to the side of the driveway.

On the immediate rear of the house is a patio which provides a pleasant outside seating space. The remaining garden is mainly laid to lawn with some attractive raised planters. The large garden enjoys a southerly aspect for plenty of sun.

## Summary:

- Three good size bedrooms
- Modern fitted kitchen
- Lounge/diner with bifold doors to garden
- Family bathroom
- Large driveway with parking for several cars
- Garden with patio and lawn areas
- BCP Council Tax Band C

## 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

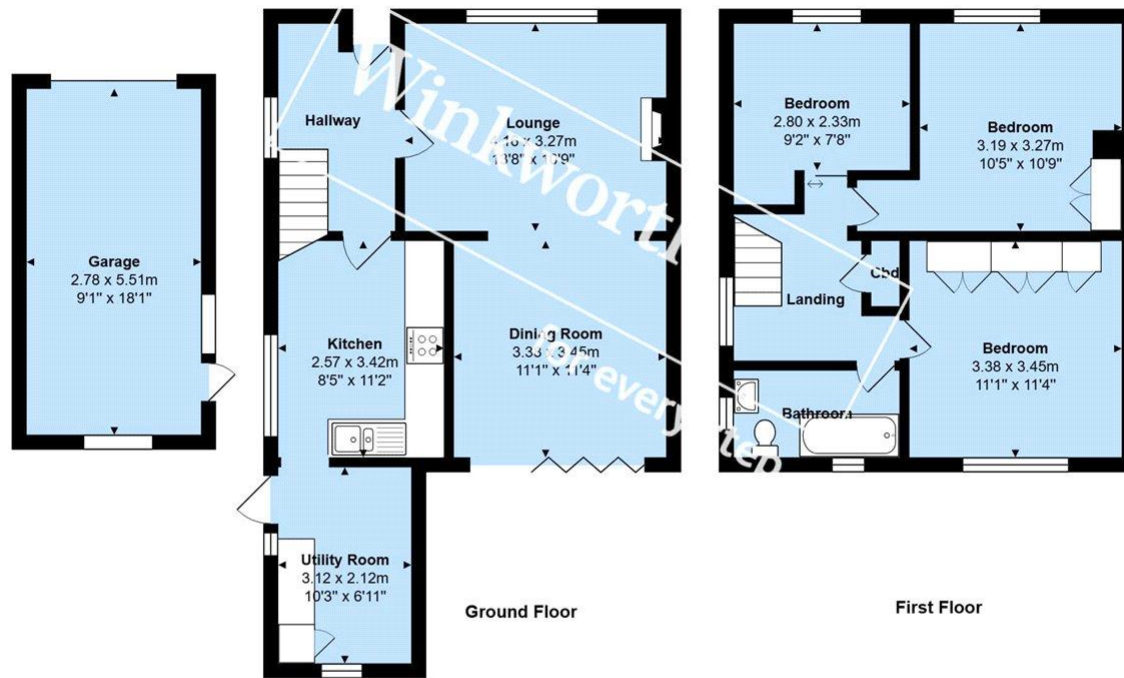
**Other** – Winkworth are not aware of any other information effecting the sale of the property under "Part C" of Material information.

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









Total Area: 107.1 m<sup>2</sup> ... 1153 ft<sup>2</sup>  
 All measurements are approximate and for display purposes only



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+) <b>A</b>		
(81-91) <b>B</b>		<b>85</b>
(69-80) <b>C</b>	<b>70</b>	
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
<b>England, Scotland &amp; Wales</b>	EU Directive 2002/91/EC	

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