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2 MAY GARDENS, WALKFORD BH23 5PW PRICE £350,000 FREEHOLD



for every step...

# A charming bungalow located in a quiet cul de sac, close to Walkford shops.

2 May Gardens, Walkford BH23 5PW

Price **£350,000 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:

Approached over a good size driveway providing off road parking for three cars.

The front door leads into the hallway with doors leading off to all rooms.

The kitchen has fitted units to two sides, with space for all kitchen appliances.

The lounge/diner has ample living space with room for dining table and chairs, also patio doors leading to the rear garden.

The principal bedroom is found to the rear overlooking the garden, it benefits from a range of fitted wardrobes.

The second bedroom is found to the front, currently set out as an office.

The family bathroom is fitted with a modern suite with a shower over the bath.

The South-westerly garden is currently set out with patio area, leading to sections of artificial grass and two large greenhouses. Please note that the greenhouses will not be included within the sale.

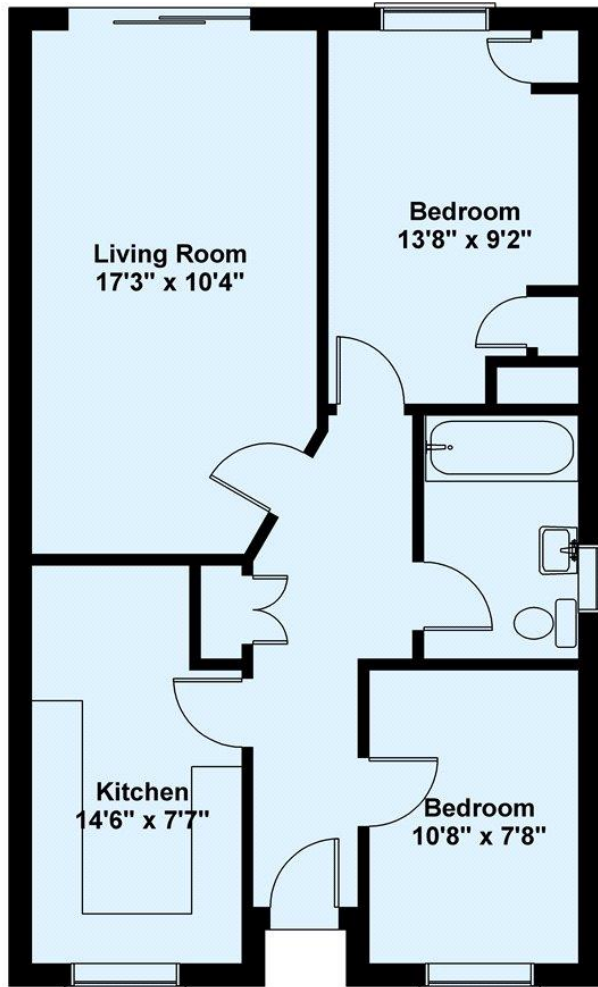
## Summary:

- Two bedrooms
- Kitchen
- Lounge/diner with patio doors to garden
- Bathroom
- Off street parking for three cars
- Garden
- BCP Council tax band D

## Directions:


From the Highcliffe Office turn right onto Lymington Road and continue to the roundabout. Take the first exit at the roundabout and continue on Ringwood Road. Take the third turning right onto Glenville Road and first left onto May Gardens where the property can be located.





SKETCH PLAN NOT TO SCALE FOR IDENTIFICATION ONLY  
 The placement and size of all walls, doors, windows, staircases and fixtures are only approximate and cannot be relied upon as anything other than an illustration for guidance purposes only. No representation has been made by the seller, the agent or PotterPlans  
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Energy Efficiency Rating		
	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92-)	<b>A</b>	
(81-91)	<b>B</b>	<b>87</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>	
<i>Not energy efficient - higher running costs</i>		
<b>England, Scotland &amp; Wales</b>		EU Directive 2002/91/EC 

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