DANEHURST

ESTATE AGENTS



OLD BARN ROAD, CHRISTCHURCH, BH23, BH23 2QY

Guide Price £525,000 - £550,000


GLENDALE
CLOSE
LEADING TO GLENDALE COURT

** Guide Price £550,000 - £575,000 **

Occupying a generous corner plot in one of West Christchurch's most desirable locations, this well-presented four bedroom semi detached home offers 1,458sq.ft of spacious and versatile accommodation, ideal for modern family living. The property was extended in 2010 to create a generous principal bedroom with an en-suite, adding valuable space to the first floor.

The ground floor comprises a welcoming entrance hall with a cloakroom and a useful utility room, a bright and well-proportioned lounge to the front, and an open plan kitchen diner to the rear. The kitchen has been designed for both practicality and style, with a breakfast bar separating the space, while French doors from the dining area open directly onto the garden, creating a natural flow between indoors and out. Off the kitchen, there is a separate office with a stable door providing direct access to the rear garden.

Upstairs, the accommodation is arranged over a split-level landing. The principal bedroom sits within the later extension and includes an en-suite shower room. Three further bedrooms and a contemporary family bathroom with bath and separate walk-in shower cubicle

Outside, the property enjoys both front and rear gardens. The front garden is enclosed by a mature hedge, providing a high degree of privacy, while the rear garden offers paved and lawned areas with space for seating and outdoor dining. There is also a large timber shed providing useful storage. The driveway offers off road parking for several vehicles, with space for a boat or campervan if required.

The property lies within the sought after Twynham School catchment area and is within walking distance of local shops and amenities, St Catherine's Hill, and the River Stour, offering everyday convenience and access to attractive outdoor spaces.

TENURE: FREEHOLD - EPC RATING: C - COUNCIL TAX BAND - D







- Extended Semi Detached House
- 4 Bedrooms
- En-Suite to master
- Family bathroom with separate bath & shower
- Ground Floor Wc
- Utility Room
- Kitchen/Diner
- Separate Office
- Front & Rear Garden
- Off Road Parking











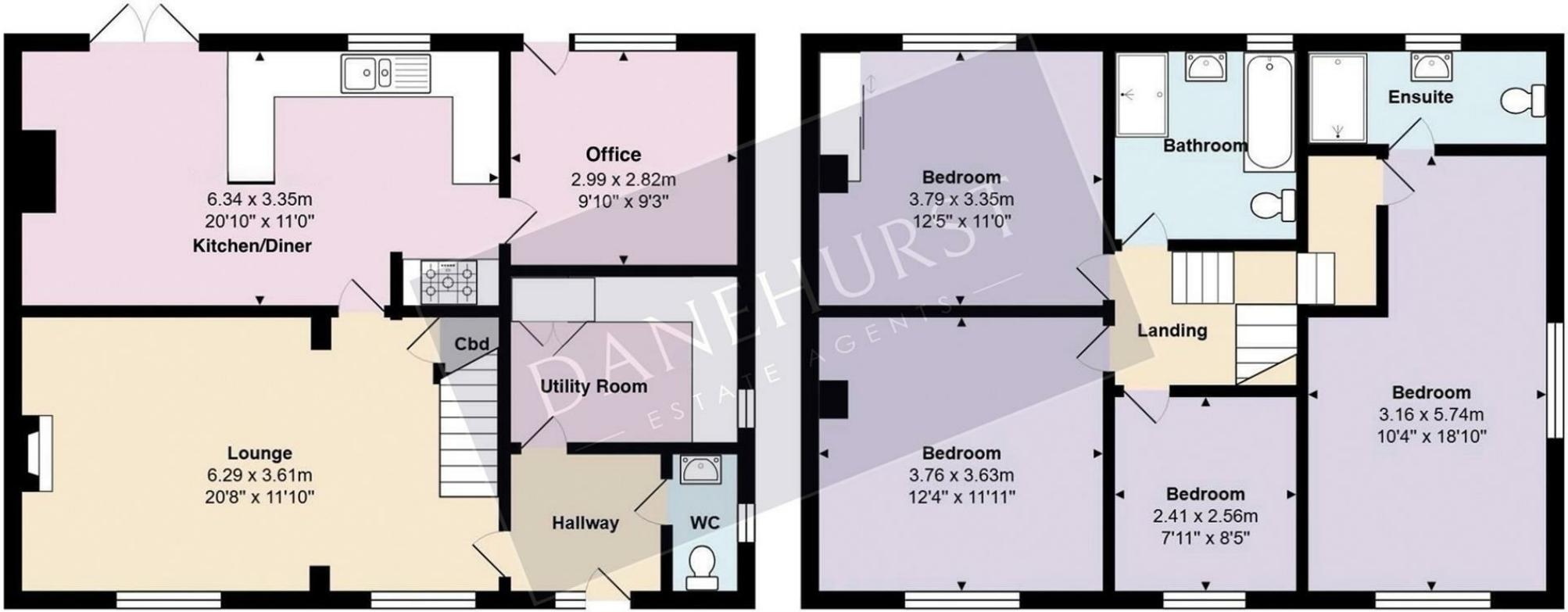






Location

Located within the Twynham School catchment, the property is a short walk from the local shops at St Catherine's Hill, which include The Bunker café and bar, a bakery, butcher, convenience store, post office, and laundry. St Catherine's Hill itself offers extensive walking trails and open heathland, popular with dog walkers and families. Regular bus routes connect the area with Christchurch town centre, Southbourne, and Bournemouth, making it well placed for everyday amenities and access to the coast.



Ground Floor **First Floor**

Total Area: 135.5 m² ... 1458 ft²

All measurements are approximate and for display purposes only











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01202 289000

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