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22 WOODHAYES AVENUE, HIGHCLIFFE BH23 4RP, OFFERS OVER £600,000, FREEHOLD

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A 'Stanley' chalet bungalow with large south facing garden and garage.

22 Woodhayes Avenue, Highcliffe BH23 4RP **01425 270 055**
Offers over £600,000 **Freehold** 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 two supermarkets with more extensive facilities slightly further 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.

Description:

A 'Stanley' chalet style bungalow in one of Highcliffe's best locations, on this quiet and leafy street which would now benefit from some updating.

A porch canopy at the front of the property leads into the spacious entrance hall with an ample range of storage cupboards.

The fitted kitchen has an extensive range of eye and base level cabinets, ample space for fridge / freezer and a washing machine. There is an electric oven and gas hob. Windows to the rear and the back door leads out on to the patio.

The reception room is L-shaped and triple aspect with a feature fireplace and glazed sliding doors leading to the garden.

The dining room has a window to the rear aspect and stairs leading up to the first floor.

The ground floor double aspect bedroom has a bay window and a range of fitted wardrobes.

The ground floor also has a large shower room, with walk in shower, W/C, and wash hand basin.

On the first floor, the landing has a door leading to spacious eaves, ideal for some storage.

There is a bright bedroom with window to the rear aspect and a range of fitted wardrobes.

A single bedroom has a Velux window to the front aspect.

A separate shower room has a Velux window to the rear aspect, W/C, and wash hand basin.

Outside there is a large south facing garden, largely laid to lawn, also with a good sized patio and convenient side access via a small gate. The front garden is most attractive with a dry-stone wall to the front, a small lawn, and a gravel driveway with parking for multiple vehicles. There is also a single garage.

Summary:

- Three bedrooms
- Fitted kitchen
- L-shape reception room
- Dining room
- Two shower rooms
- South facing garden
- Driveway and garage
- Council tax band E

Directions:

From the Highcliffe office turn left and continue on the Lymington Road, Turn right onto Hinton Wood Avenue, opposite Highcliffe Golf Club. Continue on Hinton Wood Avenue then turn left onto Woodhayes Avenue where the property can be located.





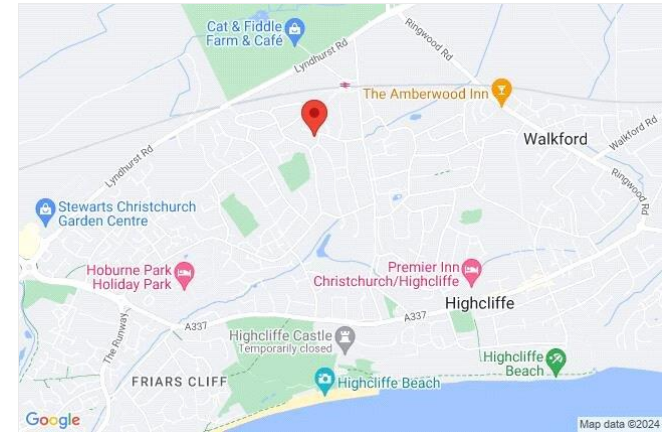
First Floor



Ground Floor



Total Area: 110.9 m² ... 1194 ft² (excluding garage)
 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		
(69-80) C		77
(55-68) D	61	
(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 270 055 | highcliffe@winkworth.co.uk



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