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7 MAY GARDENS, WALKFORD BH23 5PW PRICE £425,000 FREEHOLD

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# A spacious two double bedroom detached bungalow in a quiet cul-de-sac.

7 May Gardens, Highcliffe BH23 5PW

Price £425,000 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 c\* 4.5 miles away in Christchurch.

The beautiful beaches of Highcliffe and unspoilt coastline are c\*1.7 miles away, and the New Forest National Park offering some of the country's most stunning countryside interwoven with ancient woodlands is just c\*3.5 miles.

Hinton Admiral train station is c\*1.3 miles from the property, providing a regular service to Bournemouth, Southampton, Clapham Junction and London Waterloo.

## Description:

A beautifully presented, spacious two double bedroom, detached bungalow located in a quiet cul-de-sac in the village of Walkford. The coastal village of Highcliffe is less than a mile, with its stunning cliff top and High Street shops & cafes.

The kitchen/breakfast room is found to the front of the bungalow. The kitchen is fitted with modern white handleless doors and soft close drawer units. Integrated appliances include Neff double oven, gas hob, and dishwasher. There is also space and plumbing for washing machine and fridge freezer. There is a useful breakfast bar, and doors off to the dining area, and integral garage.

The L-shape living room, provides good separation for living and dining. Featuring a focal electric fire with a marble style hearth and surround. French doors lead to the double gazed conservatory.

There are two double bedrooms, the principal bedroom features large range of fitted wardrobes and an en-suite shower room.

The family bathroom is fitted with a white suite, and a large vanity unit under the sink.

Outside is a private Southerly aspect garden, mainly laid to lawn, but with mature shrubs, large garden shed and attractive summerhouse.

(\* Source: Google Maps)

## Summary:

- Two double bedrooms one with en-suite shower room
- L-shape living room with French doors to conservatory
- Kitchen/breakfast room with integrated appliances
- Family bathroom
- Southerly aspect rear garden with garden shed and attractive summerhouse
- Integral garage
- BCP Council Tax Band E

## 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

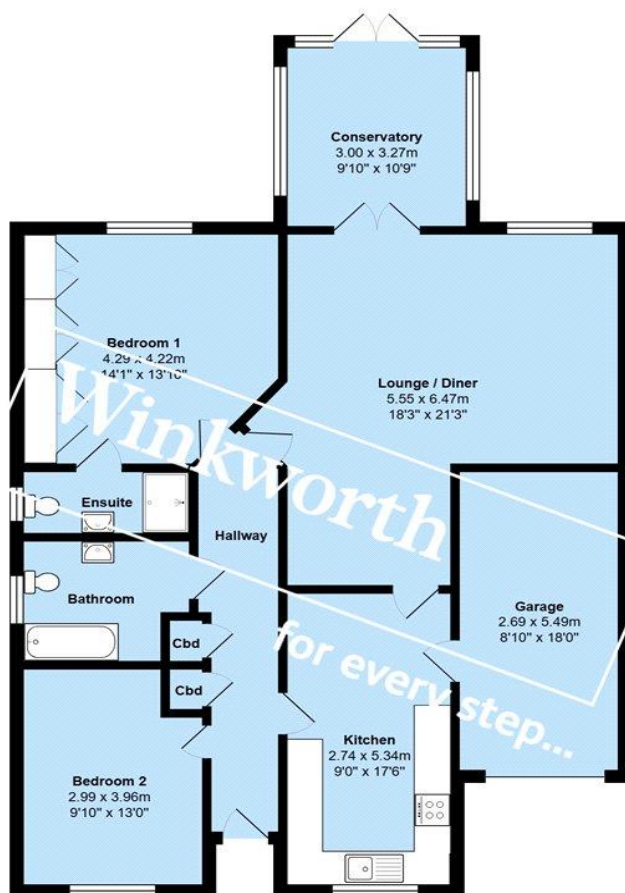
**Other** – Winkworth are not aware of any other information effecting the sale of the property under "Part C" of Material information.

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



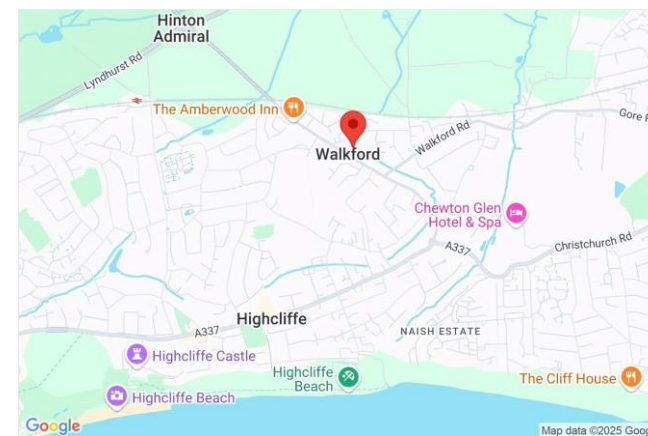






Total Area: 122.8 m<sup>2</sup> ... 1321 ft<sup>2</sup>

All measurements are approximate and for display purposes only



Score	Energy rating	Current	Potential
92+	A		
81-91	B		85 B
69-80	C	71 C	
55-68	D		
39-54	E		
21-38	F		
1-20	G		

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