



PETTENGELLS
ESTATE AGENTS

33 Avenue Road, Walkford, Dorset, BH23 5QH
Asking Price £750,000

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- Fabulous chalet bungalow
- Sought after road
- Superbly presented
- Wonderful large living room with log burner
- Well appointed kitchen with bi-folds to garden
- Three double bedrooms (one on ground floor)
- Two en suites and main bathroom (on ground floor)
- Lovely gardens
- Driveway and garage
- Superb 8m x 4m outbuilding





Accommodation: There is an entrance hall, which leads into the superb large and bright living/dining room. This also has a fireplace with log burner. The superb kitchen/dining/family room has bi-fold doors to the rear garden and a well appointed kitchen with integrated appliances. There is a ground floor bedroom with built in wardrobe and opposite this a bathroom which also has a separate. shower Upstairs the landing leads to two most impressive and spacious bedrooms, both with fitted wardrobe and each also benefitting from an ensuite shower room.

Council tax band: E, Tenure: Freehold

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21 Old Milton Road, Hampshire, BH25 6DQ | 01425 629100 | newmilton@pettengells.co.uk | www.pettengells.co.uk



VERY IMPORTANT, PLEASE READ: There may be omissions in these sales particulars and they do not constitute part of a contract. Floor plans are for representational purposes only and may not be to scale. All measurements including floor area (which may or may not include garage and/or conservatory) are approximate and should not be relied upon. We make no assertion that the property is in good condition or otherwise, nor that any services, appliances or systems are in good working order. Items depicted in photos may not be included. Maintenance/ground rent figures have been supplied by the seller. Maintenance tends to go up every year and there can be extra charges. Ground rent tends to increase periodically. We will endeavour to mention if a property is not of standard construction but we are not always able to establish this. We are not aware of issues affecting the structural integrity of the property or whether there is any asbestos present (including outbuildings). Most properties have restrictive covenants. Please ask us if you would like sight of these prior to offering. Alternatively your solicitor will advise on these during conveyancing. There is general coastal erosion on the Barton coastline. We are not aware of any current planning permissions close to the property that may cause concern but this could be looked into. Potential viewers and purchasers should investigate and/or verify all relevant points and if appropriate, commission experts including surveyor to report before proceeding, and we will assist whenever possible.



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