



23 Wellington Avenue, Friars Cliff, Friars Cliff, BH23 4HJ

**PETTENGELLS**  
ESTATE AGENTS



## 23 Wellington Avenue, Friars Cliff, BH23 4HJ

- Spacious detached chalet
- Four/five bedrooms
- Attached double garage
- South/westerly facing rear garden
- Three bath/shower rooms
- UPVC conservatory
- Impressive road frontage
- Distant views of Hengistbury Head
- Close to the lovely Avon and Friars Cliff beaches
- 1971 sq/ft of accommodation on two floors ( inc garage )
- Commanding elevated plot
- Vendors suited
- EPC Rating: Band B
- Council Tax: Band E



**£825,000**

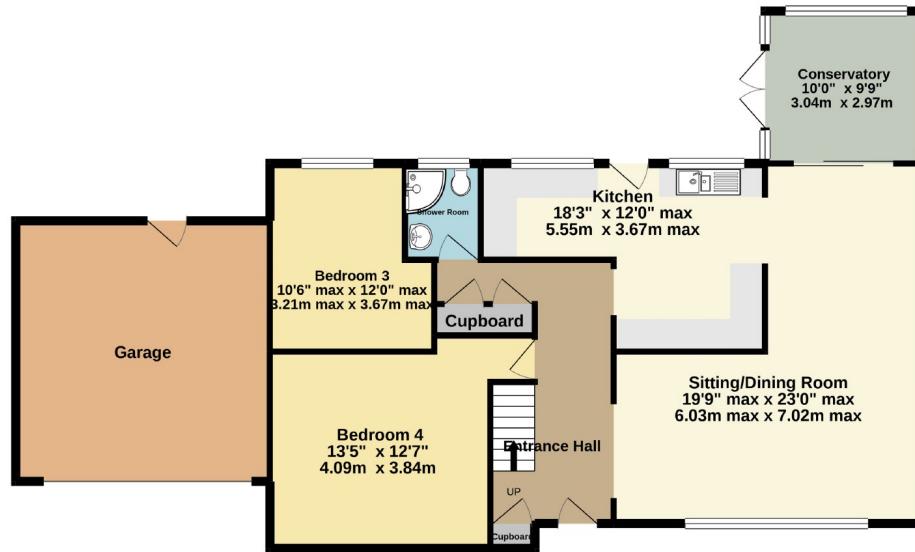


**AN IMPRESSIVE AND IMPOSING FOUR/FIVE BEDROOM DETACHED HOME** in this enviable location in sought after Friars Cliff.

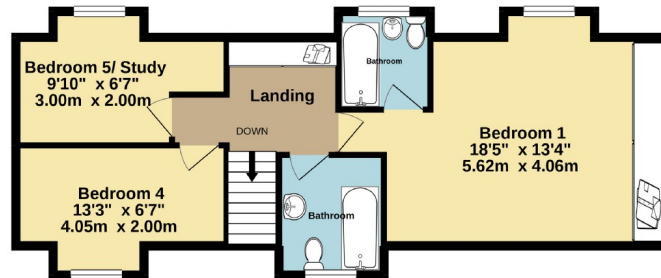
The property has been greatly improved and updated by the current vendors and enjoys an elevated plot with partial views of Hengistbury Head in the distance. Ideally located within walking distance of the beautiful beach at Friars Cliff and easy reach of Mudeford Harbour. The accommodation briefly comprises: Spacious entrance hall, L-shaped sitting/dining room, kitchen, UPVC conservatory overlooking the rear garden. Ground floor bedrooms three and four with ground floor shower room. To the first floor is the primary bedroom, further bedroom, study/bedroom five and two bathrooms. Externally, there is a large sweeping in-and-out driveway providing ample off road parking and leading to large attached double garage. Enclosed south/westerly facing rear garden with patio area, shrub and flower borders and small area of lawn.



GROUND FLOOR  
1360 sq.ft. (126.4 sq.m.) approx.



1ST FLOOR  
611 sq.ft. (56.7 sq.m.) approx.



TOTAL FLOOR AREA: 1971 sq.ft. (183.1 sq.m.) approx.  
Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.  
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Measurements are approximate. Nothing in these particulars shall be deemed to be a statement that the property is in good structural condition or otherwise, nor that any services, equipment, facilities or appliances are in good working order or have been tested. Purchasers should satisfy themselves on such matters prior to purchase.