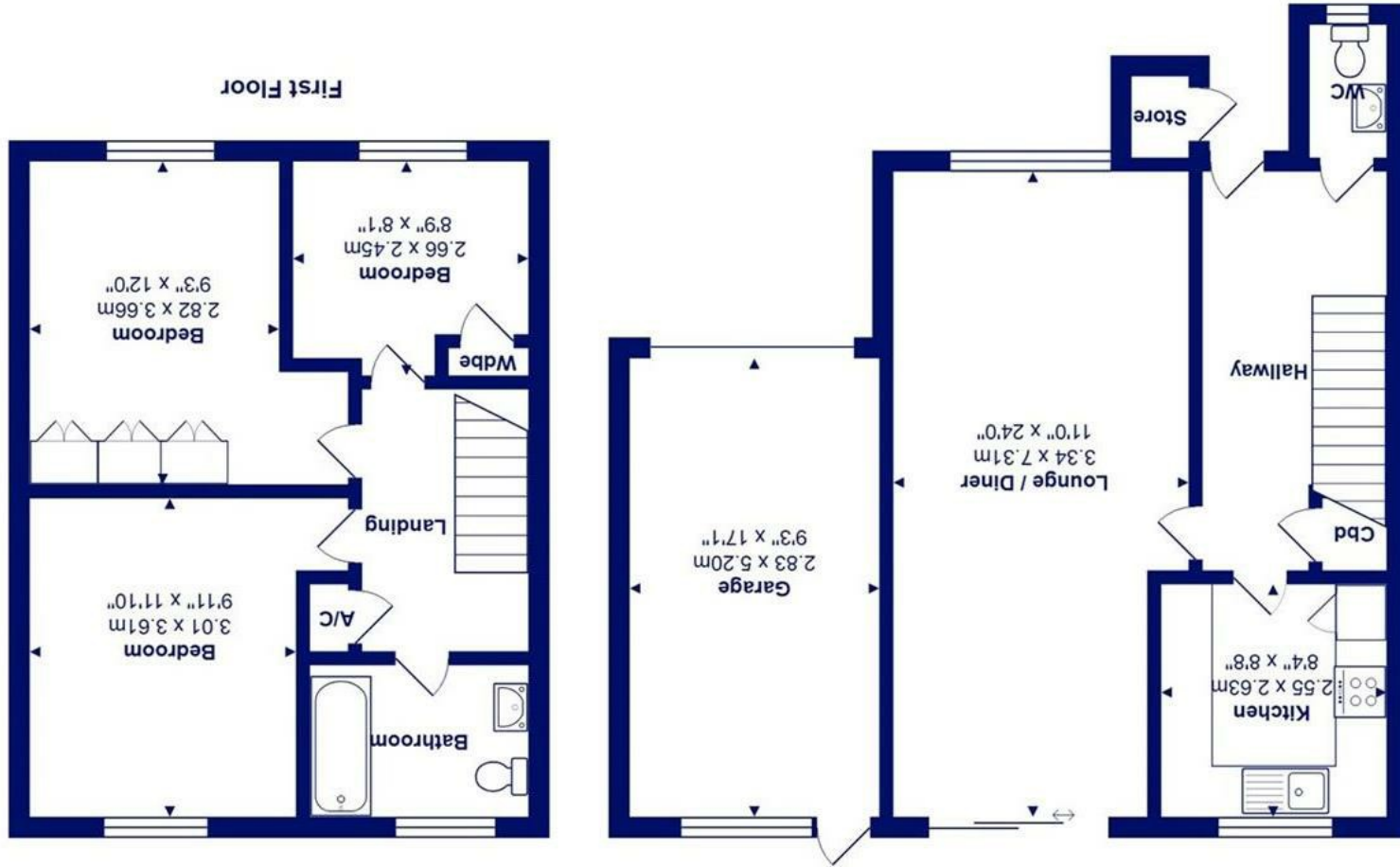




Total Area: 84.9 m<sup>2</sup> ... 914 ft<sup>2</sup> (excluding garage)  
All measurements are approximate and for display purposes only



Ground Floor



5 Woodruff Close, Highcliffe On Sea, BH23 4UN £450,000

**Mitchells**  
1963 — TODAY

A well presented, semi detached house built to traditional standards on the enormously popular Hoburne Farm Development. The house is well situated on the edge of the development closest to the bus stop and local shop at Sauflands and is an easy walk to Highcliffe Comprehensive school and the beach. No forward chain.

These semi-detached houses remain extremely sought after and this particular house enjoys a generous rear garden giving space for further extension. Other houses in the close have extended over that garage to create a large main bedroom and en-suite, with single storey extensions to the rear.

- Spacious semi-detached house of about 915sq ft
- Three first floor bedrooms and family bathroom
- Through sitting/dining room with access to the garden
- Well fitted kitchen
- Gas fired heating and UPVC double glazing
- Garage and private driveway giving off road parking
- Catchment area for both Highcliffe Primary/Comprehensive schools
- Quick possession available

EPC Rating Band: C  
Council Tax Band: D  
Freehold

Successful buyers will be required to complete online identity checks provided by Lifetime Legal. The cost of these checks is £45 inc. VAT per purchase which is paid in advance, directly to Lifetime Legal. This check verifies your identity in line with our obligations as stipulated by our regulatory body, HMRC

