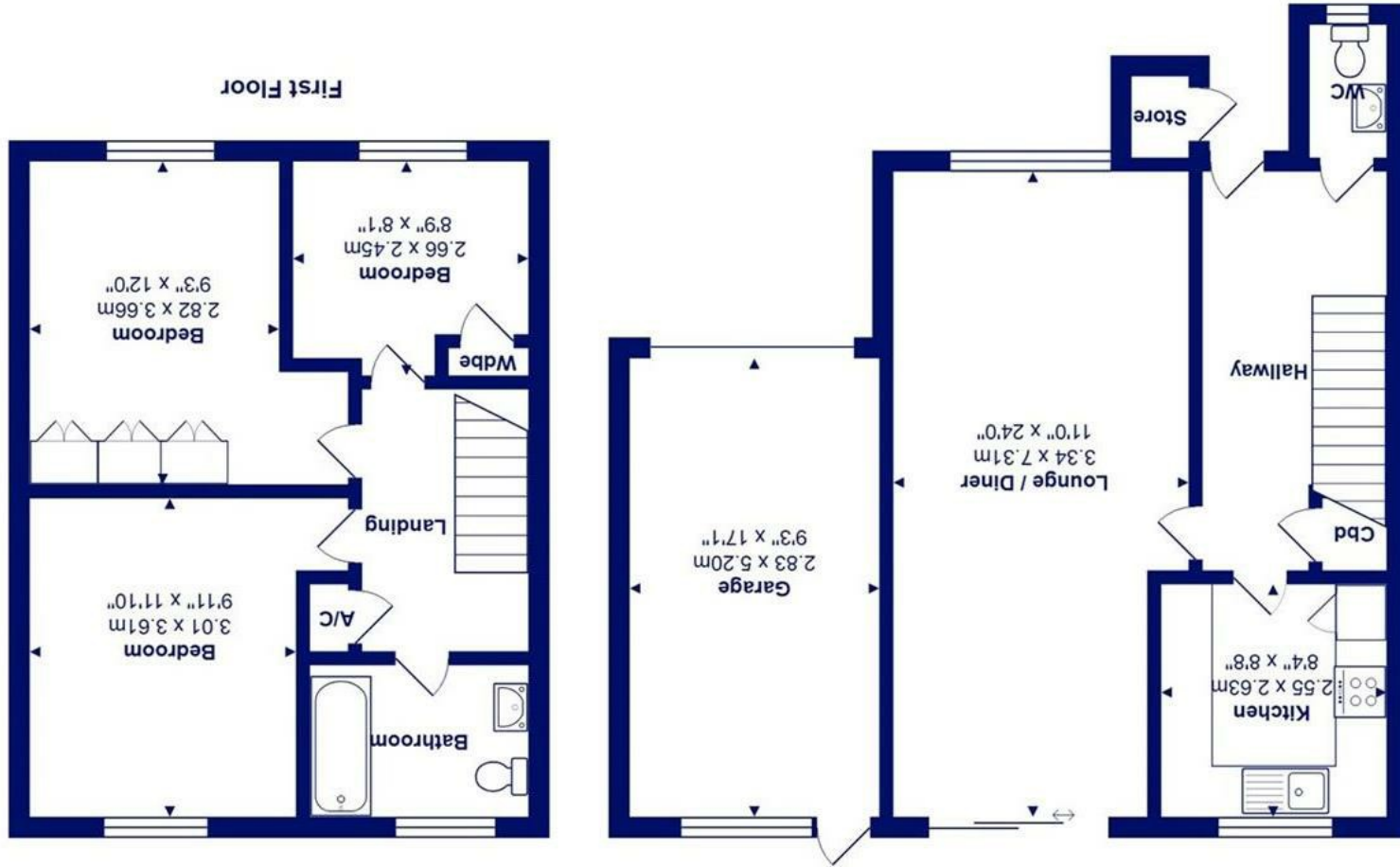




Total Area: 84.9 m<sup>2</sup> ... 914 ft<sup>2</sup> (excluding garage)  
All measurements are approximate and for display purposes only



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.

- 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

