

**114, Harewood Avenue, Littledown/Iford,
Bournemouth, BH7 6NT**



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Property overview

Guide Price £650,000

A very well-presented, extensively upgraded 4-bedroom detached house in Harewood Avenue, Littledown/Iford, Bournemouth.

Convenient for prestigious pre, primary and academy schools, Royal Bournemouth Hospital (1.4 miles), popular bars, restaurants, independent shops and amenities of Southbourne Grove and Fishermans Walk (1.1 miles), as well as travel routes to Bournemouth (3.1), Southbourne (2.1 miles) and Christchurch (2.7 miles).

The accommodation offers an entrance porch, entrance hallway with downstairs WC, front separate lounge, and an open plan kitchen/breakfast/dining/living space with separate utility on the ground floor. Upstairs there are four bedrooms (three doubles and a single), a large landing and a family bathroom.

Externally there is a garage and a landscaped rear garden with a storage shed and a 17'8" cabin that's currently used as a home office.

The property also benefits from UPVC double glazing, driveway parking for several vehicles and being within the catchment for Avonwood School. (Specific wording regarding school catchments to be agreed with vendors).

Offered with no forward chain and vacant possession.

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Accommodation

Front External:

Driveway for several vehicles, additional pedestrian path with gate, enclosed by fence with shrub/tree island, double doors to garage, additional side path to utility, EV charging point, door to:

Entrance Porch: 6' 9" max x 6' 8" max (2.06m x 2.03m)

Windows to side and front aspects, space for storage/coats and shoes, front door to:

Entrance Hall: 16' 8" max x 11' 11" max into stairwell (5.08m x 3.63m)

Picture rail, radiator, doors to accommodation, thermostat control panel, stairs to first floor with built-in storage underneath, opening to:

Open Plan Kitchen/Breakfast/Diner/Living: Overall Measurement: 25' 0" x 23' 10" (7.61m x 7.26m)

Kitchen/Breakfast Area: 15' 5" x 11' 11" (4.70m x 3.63m)

Window to rear aspect, cupboard housing Worcester boiler, hot water/heating control panel, range of eye and base level units, integrated appliances (fridge/freezer, Indesit oven/grill with induction hob and extractor fan over, slimline dishwasher), 1 1/2 ceramic sink/drainers with mixer tap over, door to utility, open plan with:

Dining/Living Area: 23' 10" max x 13' 10" max (7.26m x 4.21m)

Bow bay window to front/side aspect, feature brick fireplace, radiator, windows and French doors to decking/garden.

Utility Room: 11' 3" x 9' 0" (3.43m x 2.74m)

Polycarbonate sloped roof, windows to side aspect, eye and base level units, space and plumbing for washing machine, space for additional fridge/freezer, door to front and rear.

Lounge: 18' 6" max into bow bay x 12' 8" (5.63m x 3.86m)

Picture rail, bow bay window to front aspect, electric fire with feature stone hearth, two radiators.

Downstairs WC: 5' 8" x 2' 8" (1.73m x 0.81m)

Obscured window to side aspect, WC, wash hand basin with tiled splash-back, radiator.

First Floor Landing: 18' 3" x 12' 4" (5.56m x 3.76m)

Smoke alarm, hatch to loft, character stained glass windows (with secondary glazing) to side aspect, doors to accommodation, radiator, built-in storage/airing cupboard.

Bedroom One: 17' 3" max into bow bay x 12' 9" max (5.25m x 3.88m)

Picture rail, bow bay window to front aspect, radiator.

Bedroom Two: 14' 6" max x 12' 8" max (4.42m x 3.86m)

Picture rail, bow bay window to front/side aspect, radiator.

Bedroom Three: 12' 8" x 8' 7" (3.86m x 2.61m)

Picture rail, window to rear aspect, built-in wardrobes, radiator.

Bedroom Four: (L-Shaped) - 11' 9" max x 11' 11" max (3.58m x 3.63m)

Window to rear aspect, radiator.

Bathroom: 9' 3" x 6' 1" (2.82m x 1.85m)

Obscured window to front aspect, panelled bath with mixer taps over, walk-in shower enclosure with mixer shower controls and handheld attachment over, ladder style towel radiator, wash hand basin with storage below and tiled splash-back over.

Rear External:

Enclosed by fence and foliage, door to utility, outside tap, external power sockets, laid to decking, mainly laid to lawn and part shingle, patio slab path leading to raised veggie patch, decking with built in seating area, door to car port, storage shed, French doors to:

Cabin/Outbuilding (Currently Home Office): 17' 8" x 10' 9" (5.38m x 3.27m)

Timber construction, felt/insulated roof, guttering/water run off leading to water butt, windows to front and side aspect, power sockets (from independent consumer unit in garage/parking port), wired ethernet, laminate flooring.

Garage: 18' 4" max x 8' 0" max (5.58m x 2.44m)

Light point, high-level consumer unit, power sockets, double hinged doors to front, window to rear aspect, and shelving providing storage.

Photography



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Floor Plan

EPC

Expired. Vendor has ordered a new one – to follow.



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