



Estate Agents



Auctioneers

Holdenhurst Avenue, Boscombe East, Bournemouth, BH7 6RD

£560,000 – Freehold

Four Bedroom Detached Family Home

**Porch | Downstairs WC | Entrance Hallway | Lounge | Dining Room | Conservatory | Kitchen/Breakfast Room | Cloakroom
First Floor Landing | Four Bedrooms | Bathroom | Garage | Gardens**

A deceptively spacious 1920's four bedroom detached house situated in a tree-lined avenue in the popular residential location of Boscombe East within easy reach of local shops, schools and transport links to Bournemouth and Christchurch. Pokesdown train station provides access to the London-Weymouth line and the Littledown Leisure Centre, Bournemouth Hospital and Tesco Superstore are all close at hand.

The property features a spacious hallway, two separate reception rooms, 17' kitchen/breakfast room, UPVC conservatory, 16' master bedroom, detached garage and large driveway with the potential to extend (STPP). Viewing recommended.

Enter the house via the porch into the spacious hallway with staircase to the first floor and useful ground floor cloakroom. Doors then lead to the front reception room with fireplace and large bay window; the separate rear dining room is at the rear of the property and has French doors that lead to the UPVC Conservatory. The 17' kitchen/breakfast room has a good range of units and worksurfaces and a door to the side plus a door to the conservatory.

Upstairs the 16' master bedroom has fitted wardrobes and there are three further good sized bedrooms plus a family bathroom with three piece suite.

Outside, the front garden is laid to lawn with shrub borders, The driveway provides off road parking 4/5 cars and leads to a detached garage (in need of repair). The rear garden enjoys a pleasant sunny aspect and is mainly laid to lawn with patio area.

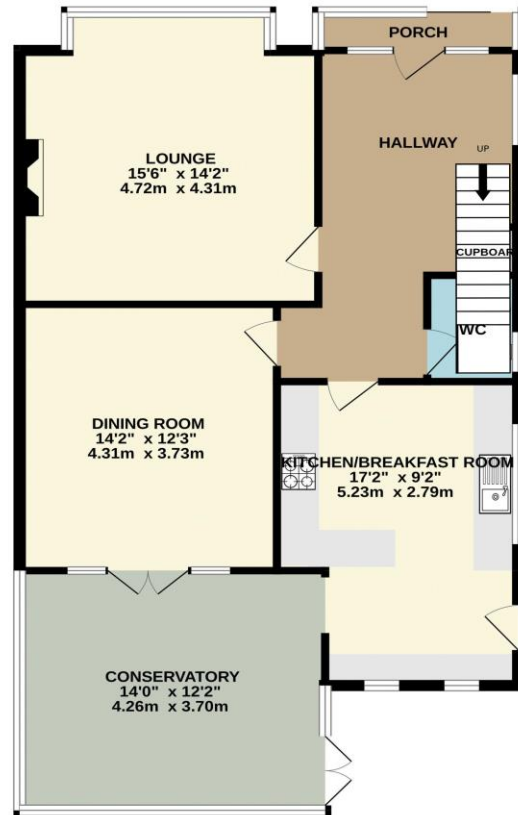
Council Tax Band: E

EPC Rating: to be confirmed

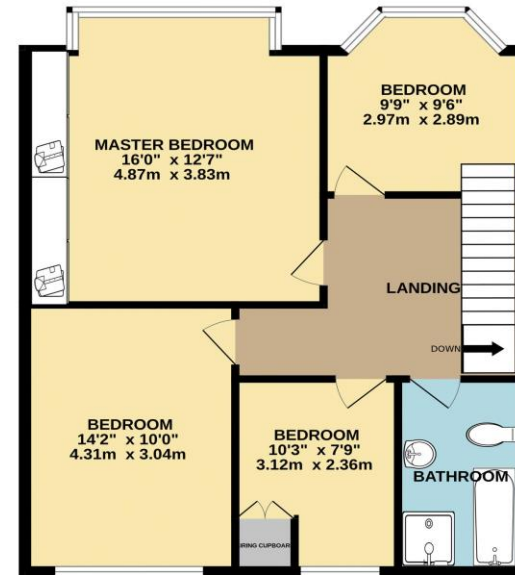




GROUND FLOOR



1ST FLOOR



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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