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Estate Agents



Auctioneers

Broadway, Hengistbury Head, Bournemouth, BH6 4EJ

Guide Price £750,000 – Freehold

**Three/Four Bedroom Extended Detached House | Entrance Hallway | Ds Wc | Two Reception Rooms | Kitchen
Inner Hallway | Reception Room/ Bedroom | Shower Room & Wc | Landing | Three Bedrooms | Bathroom | Off Street Parking
Garage | 130ft Rear Garden | No Chain**

An opportunity to purchase an extended three-bedroom detached house with a fabulous 130ft south-facing rear garden, situated just a stone's throw from the picturesque Hengistbury Head, known for its stunning scenery and sandy beaches. This spacious property features flexible accommodation that could be used as a ground-floor annexe or a fourth bedroom. Main benefits include double glazing, gas central heating, two main reception rooms, a conservatory, and a side extension with an additional reception room/bedroom complete with an ensuite shower room. The property also has three first-floor bedrooms, a garage, off-street parking, and a magnificent rear garden. While the house requires some updating, it offers great potential for further extension and improvement. Viewing is recommended.

Entering through the hallway, you'll find stairs leading to the first floor and a convenient ground-floor cloakroom. To the front aspect is the 13ft main lounge featuring a bay window and fireplace. Double doors open to the rear dining room, which in turn leads to the 20ft rear conservatory. The fitted kitchen includes the original side door that provides access to the extension. This area has independent entry from the front and could be used as an annexe or workspace if needed. There is a 12ft reception room/bedroom with sliding patio doors leading to the garden, as well as its own ensuite shower room and WC. Upstairs, from the landing, you will find three good-sized bedrooms and a bathroom/WC.

Exterior: The front of the property features a spacious driveway for several cars and a garage with a convenient roller door, power, and light, along with access to an inner passage.

The rear garden is an attractive outdoor space, extending approximately 130 feet, featuring a lush lawn, mature trees, and shrubs that provide privacy. A large shed at the back offers additional storage. Boasting a south-facing aspect, this garden benefits from ample sunlight, making it an ideal location for relaxation and entertaining.

Tenure: Freehold
EPC Rating: 61 | D
Council Tax Banding: E

