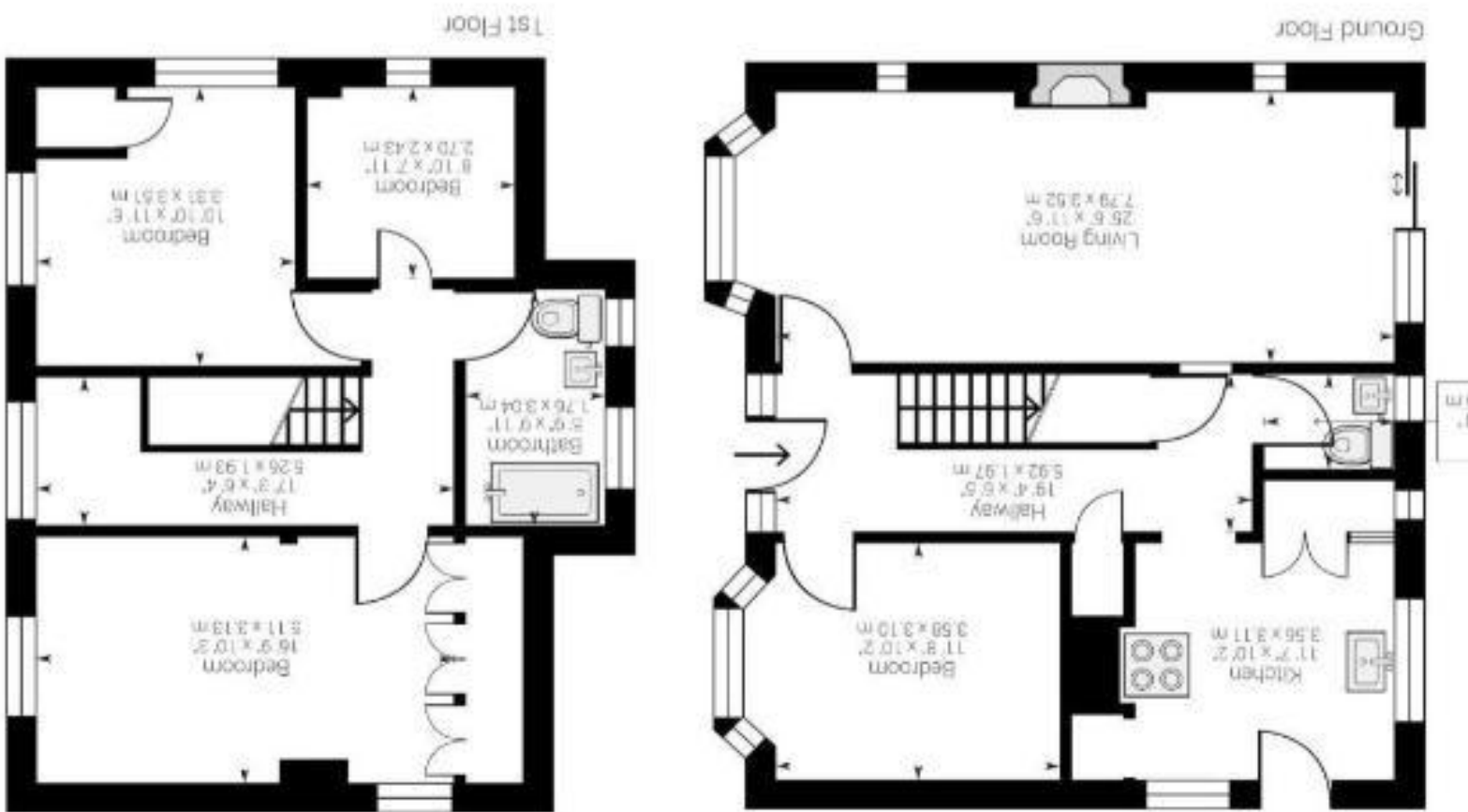





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Estate Agents



Auctioneers

Harewood Avenue, Bournemouth, Dorset, BH7 7BH

Guide Price £575,000 - £600,000 – Freehold

**Three/Four Bedroom Detached House | Hallway | 25ft Reception Room | Bedroom 4/Study | Kitchen | Downstairs WC
Landing | Three First Floor Bedrooms | Bathroom | Detached Garage & Driveway | 60ft Rear Garden with Sunny Aspect**

This deceptively spacious three/four-bedroom detached chalet-style house is situated on a popular tree-lined avenue, ideally located for easy access to JP Morgan, Bournemouth Hospital, and Littledown Leisure Centre. It is also near good local schools and provides convenient access to Bournemouth on the nearby A338. The property features spacious rooms throughout, with several key highlights including UPVC double glazing, gas central heating, and a 25ft reception room. On the ground floor, there is a study that could serve as a potential fourth bedroom, along with a WC and a kitchen. The first floor comprises three well-sized bedrooms and a family bathroom. Additionally, there is a detached garage with a long driveway for parking and a lovely 60ft rear garden with a sunny aspect. Viewing is recommended.

Upon entering the hallway, you will find a staircase leading to the first floor and doors to all rooms. To the left is the impressive 25ft double-aspect reception room, which features a window at the front and sliding patio doors at the rear, along with a feature fireplace and wood-effect flooring. To the right is the second separate reception room, currently used as a study, which could also serve as a ground-floor bedroom if needed. The kitchen, overlooking the garden, is fitted with a modern range of wall and base units, providing space for a range-style cooker and other appliances, as well as room for a breakfast table and chairs. There is also a side access door. Lastly, there is a ground-floor WC with a wash-hand basin. From the generous landing, which can be partially used as a study, there are three first-floor bedrooms. The 15ft master bedroom includes a range of fitted wardrobes and double-aspect windows, while the second bedroom is a good-sized double with a fitted cupboard. The third bedroom is a decent single. The family bathroom features a modern three-piece suite, including a bath with a shower over, a basin, and a WC, with part-clad and tiled walls. Access to the loft space is available from the landing.

Frontage: The property has a large front garden with a driveway accommodating several cars, leading to the detached garage at the rear of the house, with gated side access to the rear garden.

Rear Garden: The lovely 60ft rear garden enjoys a sunny yet secluded aspect, featuring a patio area with a mature lawn and shrub borders.

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

