



Estate Agents



Auctioneers



# **Braemar Avenue, Hengistbury Head, Bournemouth, BH6 4JG**

**Guide Price £575,000 – Freehold**

**Two Double Bedroom Detached Bungalow | Hall | Reception Room | Conservatory | Kitchen Breakfast Room  
Wet Room/Shower Room | Separate W/C | Secluded South Facing Garden | Garage | Off Road Parking | No Chain**

Detached Bungalow with Two Double Bedrooms & South-Facing Garden. Offered to the market with no onward chain, this well-presented and spacious bungalow sits in a quiet area at the heart of Hengistbury Head. It is a short walk from the River Stour at Wick, Christchurch Harbour, and the picturesque Hengistbury Head with its stunning sandy beaches. A handy local parade of shops lies within a few hundred yards. The property features double glazing and gas central heating. There is a 16ft reception room, two double bedrooms with fitted wardrobes, a UPVC conservatory, and a 15ft kitchen breakfast room. The wet room has a separate WC. Additional features include a garage, parking for three or four cars, and a lovely, secluded rear garden. No Chain.

Enter the wide hallway with a storage cupboard and access to the loft space. To the rear, the bright and spacious 16ft reception room features a fireplace and sliding patio doors that lead to the garden. A door leads to the rear conservatory, which also has French doors out to the garden. The kitchen breakfast room features an extensive range of wall and base units with contrasting work surfaces. It includes a built-in oven and hob and space for a range of appliances. There is a door to the side and a window to the conservatory. Both bedrooms are an excellent size and have fitted wardrobes. The wet room features a sink, and a separate cloakroom is also available.

Lovely rear garden with patio and lawn area with mature borders, offering a pleasant sunny aspect and seclusion. Detached Garage with long block paved driveway providing parking for 3/4 cars.

**Early viewing is highly recommended – contact us today to arrange a visit!**

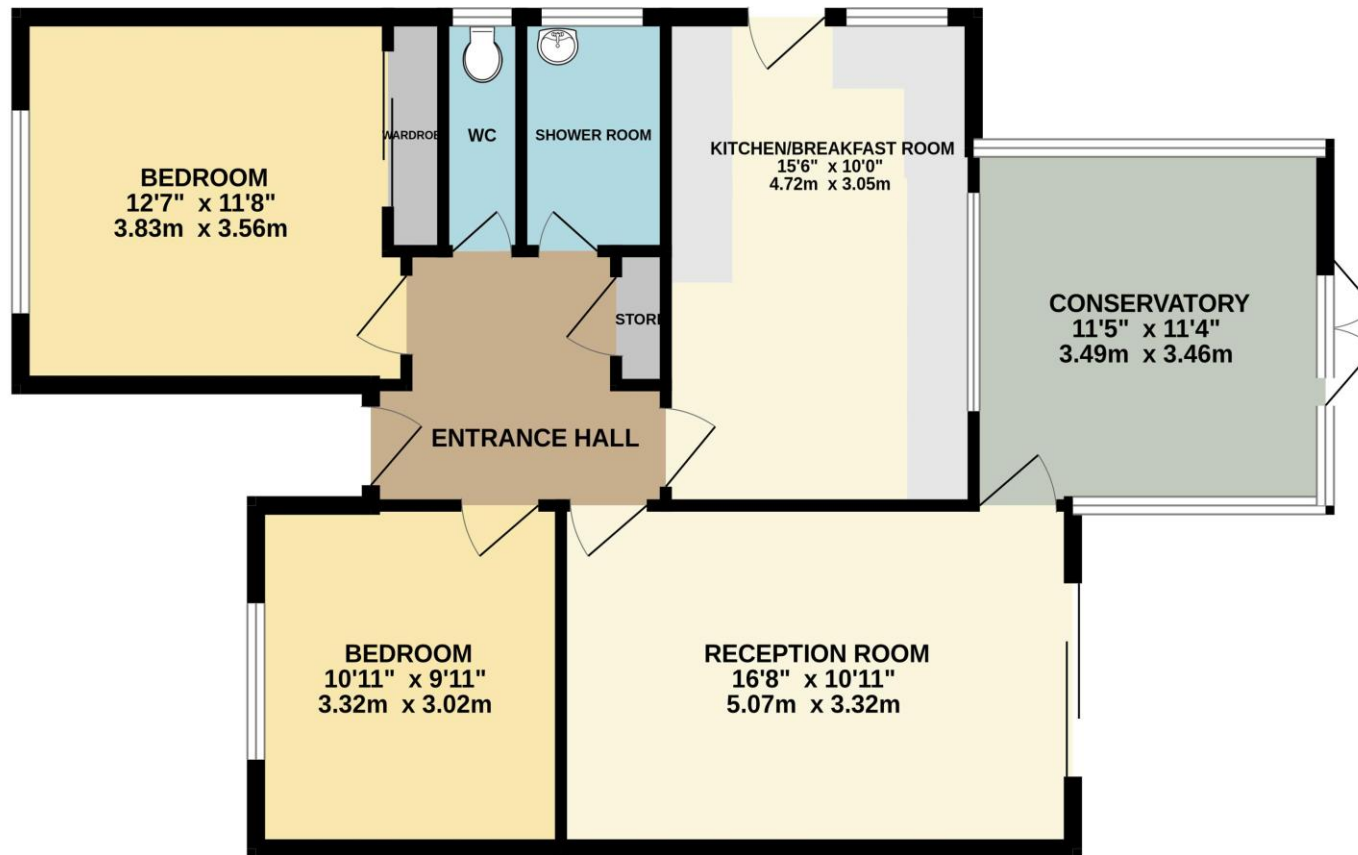
Tenure: Freehold  
EPC Rating: 66 | D  
Council Tax Banding: D







GROUND FLOOR  
856 sq.ft. (79.5 sq.m.) approx.



TOTAL FLOOR AREA : 856 sq.ft. (79.5 sq.m.) approx.

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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**Richard Godsell – Estate Agents – Auctioneers**

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