



18 Holmfield Avenue, Boscombe East, BH7 6SF
£600,000

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ESTATE AGENTS

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Welcome Homes are delighted to offer for sale this stunning four/five bedroom detached family home situated on a highly sought after road in the prestigious Boscombe East area. This beautiful property is presented in excellent condition throughout, offering spacious and versatile living accommodation spread over three floors.

Internally, the ground floor features an open plan living / dining room with bi-fold doors leading to the attractive private rear garden. There is a separate utility area, as well as a second spacious reception room with a feature bay window and a brick-built fireplace surround. The kitchen boasts fully integrated appliances, wooden worktops, and an undermounted butlers sink.

On the first floor, you will find three double bedrooms and a good sized single. The family bathroom has also been recently updated by the current owners to include low level WC, wash hand basin with vanity storage under, bath with shower screen and shower head with separate hand held attachment. The main bedroom benefits from a feature bay window and built-in furniture.

Continuing up to the second floor, the loft space has been converted into an additional office room, offering further potential (STPP). There is a door through to the main loft space for further easy access to storage.

Externally, this property boasts a decorative brick paved driveway providing off road parking for multiple vehicles and an electric car charging point. The rear garden is predominantly laid to lawn with mature tree and shrub borders, offering a high degree of privacy. A feature pergola, patio, and raised deck provide fantastic outdoor spaces for relaxation and entertaining.

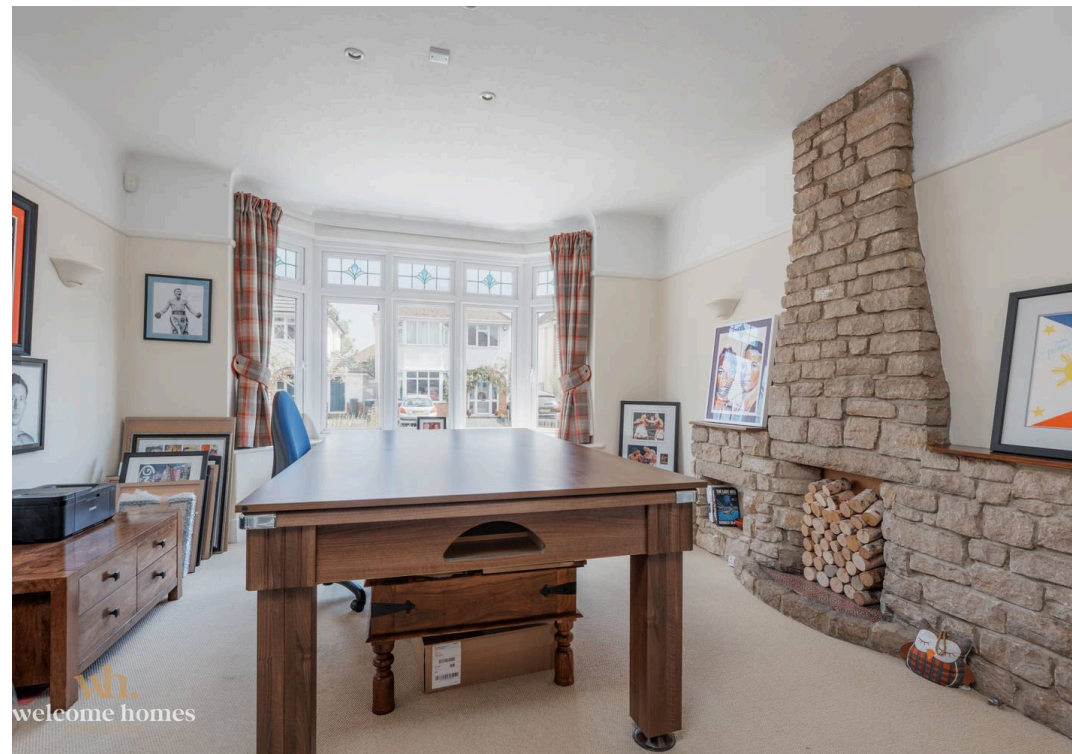
Located on Holmfield Avenue, this home is conveniently situated near various local amenities, including the River Stour, Royal Bournemouth Hospital, and JP Morgan. The property is within 2.2 miles to Bournemouth's award-winning beaches, and Pokesdown train station with direct links to London is within 1.2 miles.

Don't miss out on the opportunity to view this beautifully presented family home in Boscombe East. Contact us today to arrange a viewing!

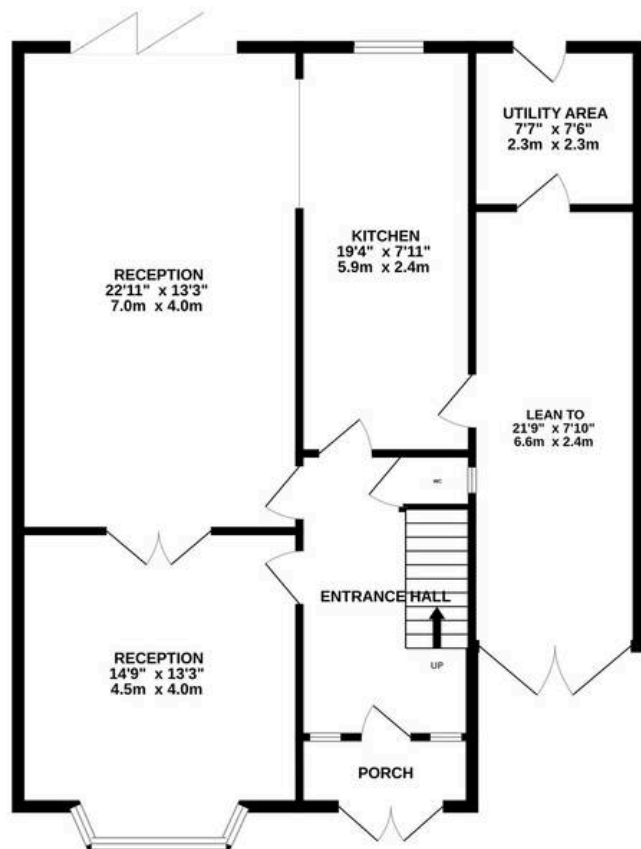
EPC Rating: D

Council Tax Band: E

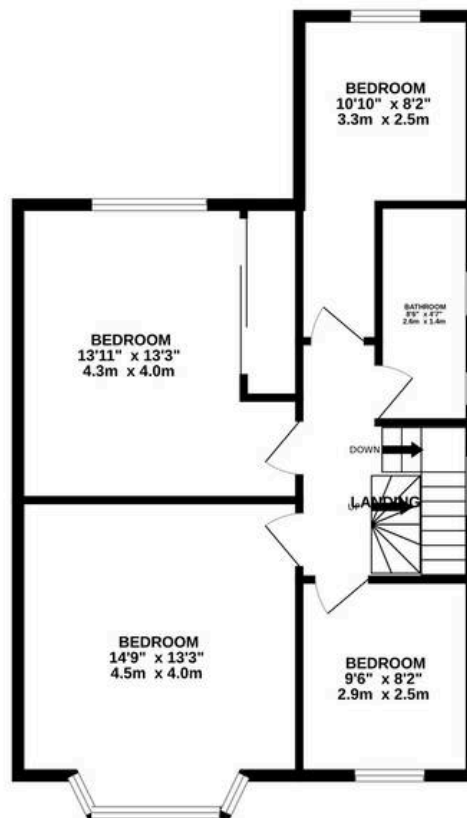




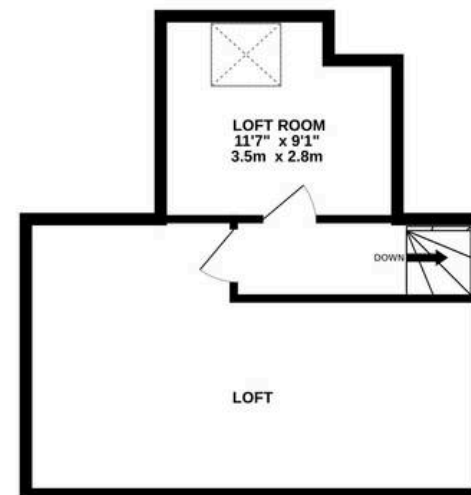
GROUND FLOOR
1005 sq.ft. (93.4 sq.m.) approx.



1ST FLOOR
664 sq.ft. (61.7 sq.m.) approx.



2ND FLOOR
380 sq.ft. (35.3 sq.m.) approx.



TOTAL FLOOR AREA : 2049 sq.ft. (190.3 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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