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## Bear Cross Avenue, Bournemouth, BH11 9NZ

£350,000

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- Reference AR0108
- Beautifully refurbished home
- Cul-de-sac location
- Backing directly onto Bearwood protected woodland
- Lovely kitchen/dining room with doors to rear garden
- Spacious living room
- Nature lover's dream
- 2 large double bedrooms
- Driveway to detached garage
- Viewings available now via the sole agent, Andy Richardson



### Reference AR0108

This beautifully presented property has been tastefully modernised and improved by the current owners, resulting in an enviable home.

The house is located in a quiet cul-de-sac, and the rear garden extends into Bearwood's protected woodland and overlooks the River Stour and Longham Lakes.

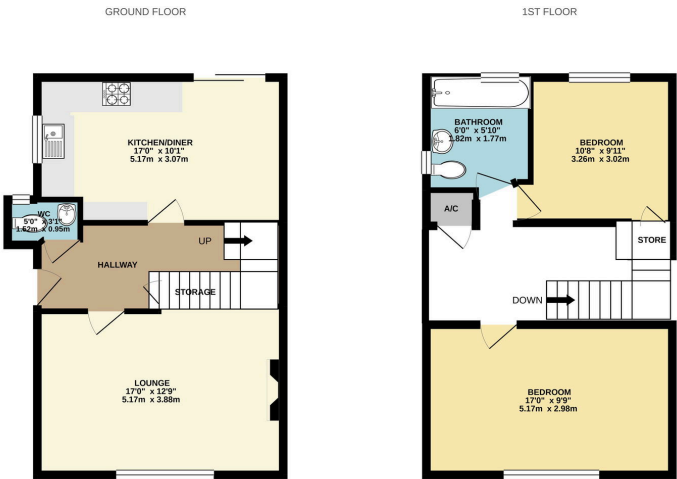
The ground floor accommodation comprises a spacious living room to the front, a lovely (recently fitted) kitchen/dining room with doors to the patio and rear garden, and a ground floor WC.

Upstairs there are 2 generous double bedrooms, each with built in storage, and a family bathroom.

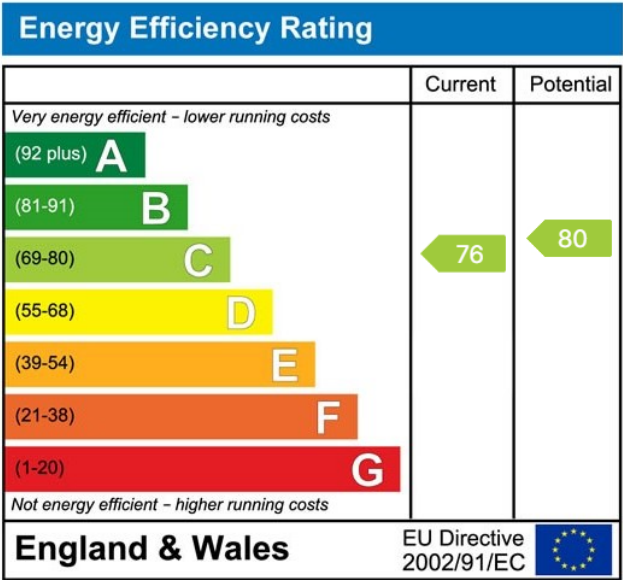
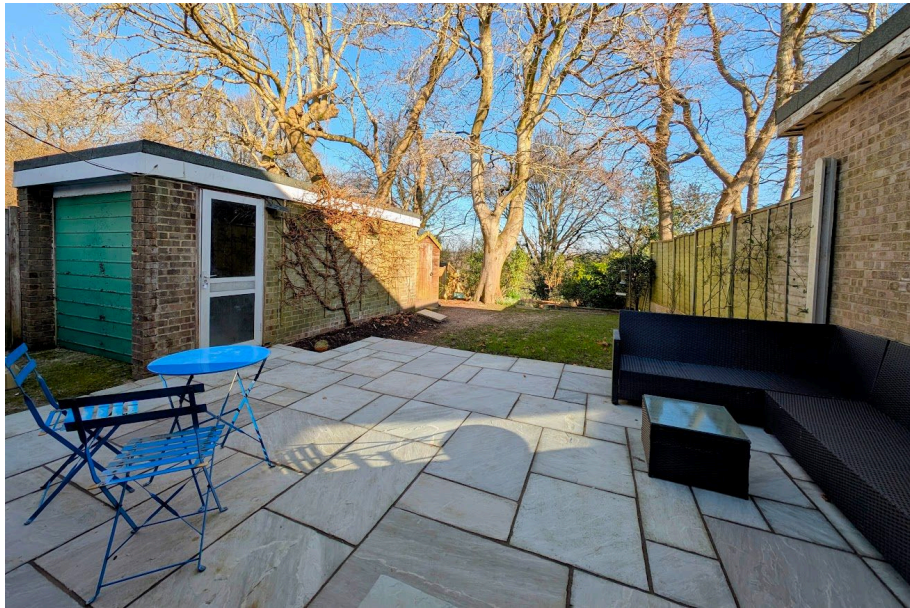








Whilst every attempt has been made to ensure the accuracy of the floorplan contained herein, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any errors, omissions or misstatements. This plan is for illustrative purposes only and should not be used as a basis for any proposed purchase. The actual dimensions of the property may vary from those shown and no guarantee as to their accuracy or efficiency can be given.



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