



40 Hendford Road

Ensbury Park, Bournemouth, BH10 5AU

Guide price £400,000



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A well presented three bedroom detached family home located in Ensburry Park. The property has been modernised to create a light, open-plan ground floor space with patio doors leading to a large, private rear garden.

As you enter the property, you are greeted with a spacious entrance hall with doors leading to all rooms and stairs to the first floor. The hall also benefits from a storage cupboard, ideal for coats and shoes. There is a useful under stairs storage space.

To the front of the property is the feature of this detached home: the open plan kitchen/diner. The kitchen benefits from an island workspace whilst the remainder of the kitchen benefits from a number of wall and base units with a ceramic inset sink and drainer. There is space for appliances that include a fridge/freezer, oven & hob and dishwasher. The utility room is located off of the kitchen. Formally a garage space it was converted by the current owners in 2019 and now provides a separate utility space housing a ground floor WC along with space for a washing machine and tumble dryer.

The lounge sits at the rear of this property and benefits from a feature fireplace along with UPVC double glazed patio doors that lead on to the rear garden.

The first floor provides access to all bedrooms, the family bathroom, storage and the loft space.

There are three bedrooms. The bathroom has been finished to a high standard with tiled walls, a bath

and glass shower screen, wash hand basin with built-in vanity unit WC and heated towel rail.

The property also benefits from UPVC double glazing and gas central heating via a combi boiler.

Externally, the property boasts a large, private rear garden. There is a decked area, laid lawn with tree and shrub borders. At the rear of the garden is a shed. To the front is a part shingle, part concrete driveway providing off road parking.

The property is conveniently located in Ensburry Park, BH10. Local primary and secondary schools are nearby. Winton high street is a short drive away with local bus routes servicing Bournemouth and Poole within close proximity.

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Road Map



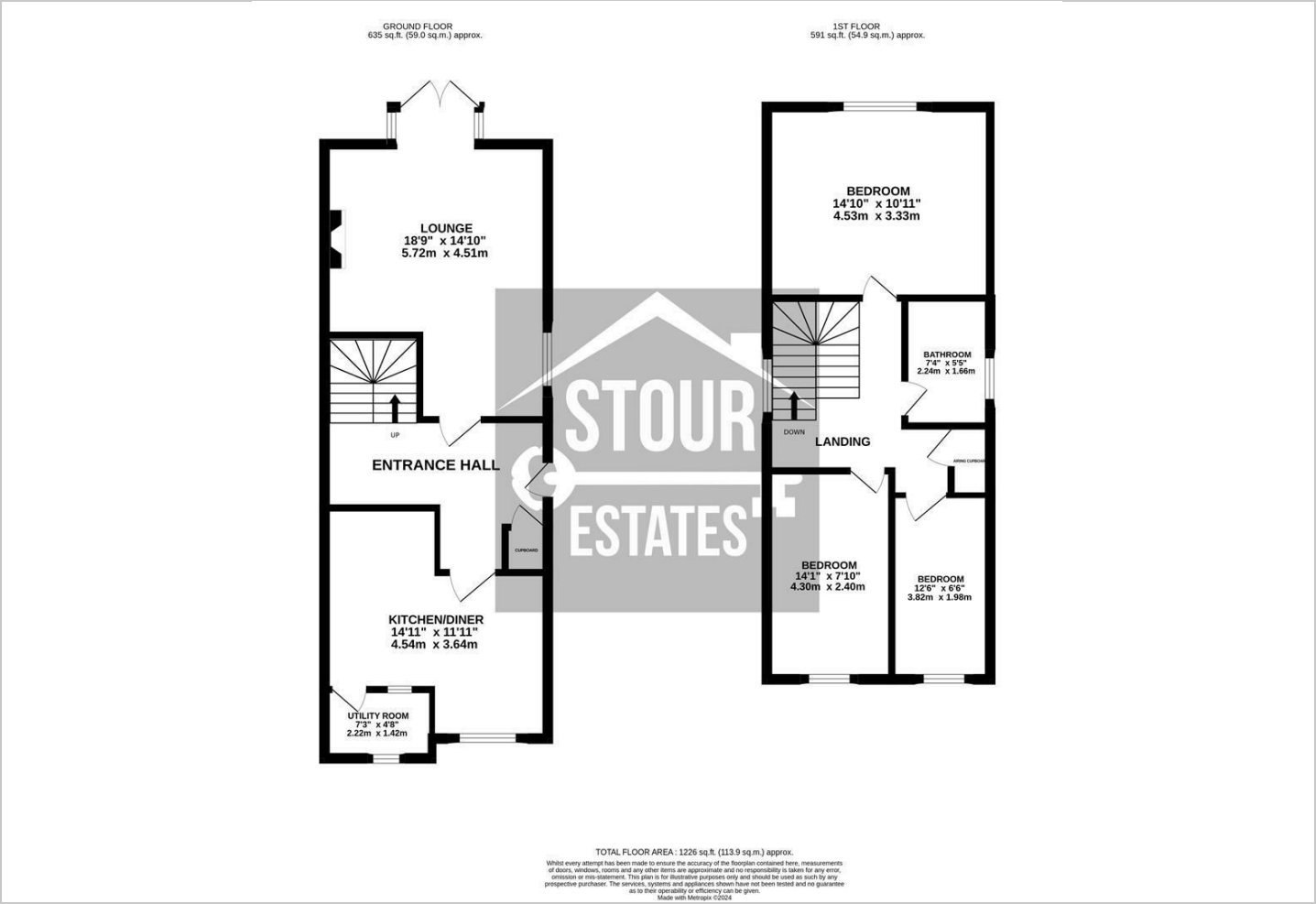
Hybrid Map



Terrain Map



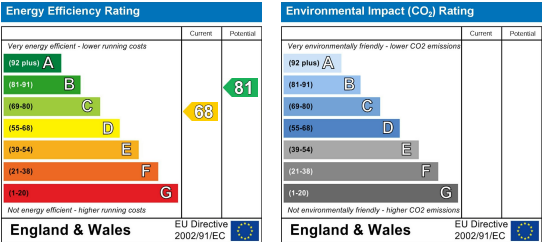
Floor Plan



Viewing

Please contact our Stour Estates Office on 01202 287847 if you wish to arrange a viewing appointment for this property or require further information.

Energy Efficiency Graph



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