



Hendford Road, Bournemouth BH10 5AT

welcome to

Hendford Road, Bournemouth

Fox & Sons are proud to bring newly to market this substantial well-presented three/four bedroom detached home in Hendford Road. The property is modern throughout, off road parking, private rear garden.





Total floor area 115.3 m² (1,241 sq.ft.) approx

This floorplan is for illustrative purposes only and is not drawn to scale. Measurements, floor-areas, openings and orientations are approximate. They should not be relied upon for any purpose and do not form any part of an agreement. No liability is taken for any error or mis-statement. All parties must rely on their own inspections.

The ground floor accommodation consists of an entrance hall with adjacent access to the sitting room/gym or even a fourth bedroom. The hallway leads to the modern galley style kitchen with a wrap around open plan dining room and lounging area. The property has a substantial single story extension that has a beautiful skylight and then bi-folding doors; that provides plenty of natural light to flood the property. An under stairs WC completes the ground floor accommodation. The rear garden is laid half to patio and lawn, with privacy throughout.

The first floor accommodation comprises of three bedrooms, and a modern family bathroom. The master bedroom has a bay window with front aspect, bedroom two and three overlook the rear aspect. The family bathroom comprises of WC, shower over bath, heated towel rail and loft access.

This property is modern throughout and the fixtures and fittings are perfect for the modern family. UPVC throughout and Gas central heating. Book now to view this property to understand its true benefits!

Downstairs W.C.

2' 1" x 4' 10" (0.64m x 1.47m)

Kitchen

26' 5" x 7' 3" (8.05m x 2.21m)

Lounge & Dining Room

30' 8" x 18' 11" MAX (9.35m x 5.77m MAX)

Sitting Room / Gym / Office

13' 1" x 11' 11" (3.99m x 3.63m)

Bedroom One

13' 1" x 11' 11" (3.99m x 3.63m)

Bedroom Two

10' 11" x 11' 11" (3.33m x 3.63m)

Bedroom Three

7' 4" x 8' 3" (2.24m x 2.51m)

Bathroom

5' 3" x 6' 4" (1.60m x 1.93m)

welcome to

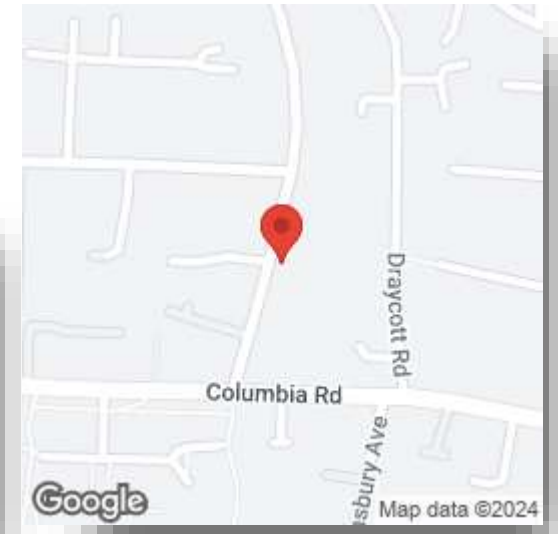
Hendford Road, Bournemouth

- Detached Family home in Ensbury Park
- Three / Four bedrooms with modern bathroom
- Ideal family home
- Stunning galley kitchen with wrap around open plan family living area
- Bi-folding doors looking out into the private rear garden

Tenure: Freehold EPC Rating: D

offers in excess of

£450,000



view this property online fox-and-sons.co.uk/Property/WTN109321

Please note the marker reflects the postcode not the actual property



Property Ref:
WTN109321 - 0005

1. MONEY LAUNDERING REGULATIONS Intending purchasers will be asked to produce identification documentation at a later stage and we would ask for your co-operation in order that there is no delay in agreeing the sale. 2. These particulars do not constitute part or all of an offer or contract. 3. The measurements indicated are supplied for guidance only and as such must be considered incorrect. Potential buyers are advised to recheck measurements before committing to any expense. 4. We have not tested any apparatus, equipment, fixtures or services and it is in the buyers interest to check the working condition of any appliances. 5. Where an EPC, or a Home Report (Scotland only) is held for this property, it is available for inspection at the branch by appointment. If you require a printed version of a Home Report, you will need to pay a reasonable production charge reflecting printing and other costs. 6. We are not able to offer an opinion either written or verbal on the content of these reports and this must be obtained from your legal representative. 7. Whilst we take care in preparing these reports, a buyer should ensure that his/her legal representative confirms as soon as possible all matters relating to title including the extent and boundaries of the property and other important matters before exchange of contracts.



01202 512606



Winton@fox-and-sons.co.uk



367 Wimborne Road, BOURNEMOUTH, Dorset,
BH9 2AQ



fox-and-sons.co.uk