



**Edgehill Road, Bournemouth BH9 2PD**



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**Edgehill Road, Bournemouth**

This well-presented three-bedroom bungalow features a thoughtfully designed kitchen that flows into a light-filled living room. From here, elegant French doors open directly onto a delightful garden, offering effortless indoor-outdoor living—ideal for laid-back family life and entertaining.







### **Lounge / Kitchen**

18' 1" x 15' 2" ( 5.51m x 4.62m )

### **Dining Room**

13' 1" x 9' 6" ( 3.99m x 2.90m )

### **Bedroom One**

12' 1" max x 9' 3" ( 3.68m max x 2.82m )

### **Bedroom Two**

13' 1" x 8' 4" ( 3.99m x 2.54m )

### **Bedroom Three**

13' 1" x 8' 4" ( 3.99m x 2.54m )

### **Study / Utility**

5' 9" x 4' 4" ( 1.75m x 1.32m )

### **Cloakroom / Utility**

### **Bathroom**

This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by [www.focalagent.com](http://www.focalagent.com)



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## Edgehill Road, Bournemouth

- Three Spacious Bedrooms
- Seamless Indoor-Outdoor Connection
- Well-Maintained Garden
- Separate, Functional Kitchen
- Bungalow in Prime Winton Location

Tenure: Freehold EPC Rating: C  
Council Tax Band: B

**£315,000**



Please note the marker reflects the  
postcode not the actual property

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Property Ref:  
WTN110201 - 0005

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