



STRATTON OAK ESTATES

86 Hengistbury Road, Bournemouth, BH6 4DJ  
Offers In Excess Of £700,000



Set on a **LARGE PLOT** just **MOMENTS FROM** the stunning **COASTLINE**, within a short walk to the AONB Hengistbury Head and residing in one of the most prestigious locations. A **GENEROUS SIZED BUNGALOW** with versatility and fantastic options for extension and loft conversions STPP.

- Located in the prestigious Hengistbury Head, minutes from the Award Winning coastline and the AONB that the Head offers.
- Set on a substantial plot with a large frontage providing off-road parking and a detached garage.
- Impressive south facing mature garden with patio that leads to a large area laid to lawn with a wide selection of trees.
- Sizeable and versatile property that has a multitude of possible options for extensions and loft conversions STPP.
- Large lounge at the rear of the property leading into a modern conservatory constructed for use throughout the year with a fitted kitchen area.
- Two generous sized double bedrooms with Master enjoying a large bay and a possible third double bedroom or additional reception depending on desire.
- Well presented throughout to allow you to move in whilst contemplating renovations.
- Property is offered Chain Free!



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Total area: approx. 128.1 sq. metres (1378.7 sq. feet)

Whilst these details are thought to be correct, their accuracy cannot be guaranteed and do not form part of any contract. It should be noted that we have not tested any fixtures, fittings, equipment, apparatus or services, therefore we cannot verify that they are in working order or fit for purpose. Solicitors should be used to confirm that any moveable items described within these details are in fact part of the sale agreement. While we try to ensure measurements are correct they are not guaranteed and purchasers are advised to take their own measurements before ordering any fixtures or fittings.

Energy Efficiency Rating			Environmental Impact (CO <sub>2</sub> ) Rating		
Very energy efficient - lower running costs	Current	Potential	Very environmentally friendly - lower CO <sub>2</sub> emissions	Current	Potential
(91-95) <b>A</b>			(91-95) <b>A</b>		
(81-90) <b>B</b>			(81-90) <b>B</b>		
(61-80) <b>C</b>			(61-80) <b>C</b>		
(51-60) <b>D</b>			(51-60) <b>D</b>		
(31-50) <b>E</b>			(31-50) <b>E</b>		
(21-30) <b>F</b>			(21-30) <b>F</b>		
(1-20) <b>G</b>			(1-20) <b>G</b>		
Not energy efficient - higher running costs			Not environmentally friendly - higher CO <sub>2</sub> emissions		
England & Wales			England & Wales		
EU Directive 2002/91/EC			EU Directive 2002/91/EC		



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