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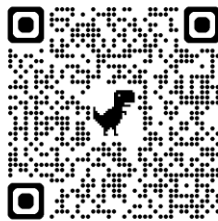
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house & son



Runnymede Avenue, Bournemouth, BH11 9SF
£425,000



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HOUSE & SON

House & Son, Residential Sales, Lettings, Property Management, Surveys & Valuations. Established 1939.

Experience the endless possibilities that this versatile 3/4-bedroom detached family home has to offer. Situated on a generous corner plot, measuring a tenth of an acre, this property is enveloped on three sides and fully detached on the fourth.

On the ground floor is a generous kitchen/diner, large lounge, dining room/bedroom four, study, ground floor cloakroom and ample storage. On the first floor is a generous master bedroom with an en-suite shower room, a further double bedroom, a good-sized third bedroom and a recently fitted modern family bathroom. Externally, there is a generously sized utility with direct access to the garage, both with light and power. The garage has an up-and-over door, which opens onto the spacious driveway, which provides parking for two/three vehicles. There are three stunning gardens on this property, a gardener's delight. Further benefits include being fully double-glazed, modern gas-fired central heating, and being within close proximity to local parks, schools, shops and transport links. A fantastic property, located in a truly tranquil, family neighbourhood.

ENTRANCE PORCH

GROUND FLOOR CLOAKROOM

RECEPTION HALLWAY

14' 2" into door" x 5' 10" max" (4.32m x 1.78m)

LOUNGE

20' 2" x 11' 6" max" (6.15m x 3.51m)

DINING ROOM/BEDROOM FOUR

12' 3" x 8' 8" max" (3.73m x 2.64m)

KITCHEN/BREAKFAST ROOM

18' 5" x 8' 10" max" (5.61m x 2.69m)

Agents Note - The boiler is approximately 5 years old.

STUDY

10' 5" x 8' 11" (3.18m x 2.72m)

FIRST FLOOR LANDING

8' 7" x 6' 6" (2.62m x 1.98m)

BEDROOM ONE

13' 01" x 8' 5" (3.99m x 2.57m)

EN-SUITE SHOWER ROOM

4' 2" x 2' 5" (1.27m x 0.74m)

BEDROOM TWO

9' 2" x 8' 5" (2.79m x 2.57m)

BEDROOM THREE

9' 11" x 7' 6" (3.02m x 2.29m)

BATHROOM

9' 3" x 5' 8" (2.82m x 1.73m)

GARAGE



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 will be no delay in agreeing the sale.
2. General: While we endeavour to make our sales particulars fair, accurate and reliable, they are only a general guide to the property and, accordingly, if there is any point which is of particular importance to you, please contact the office and we will be pleased to check the position for you, especially if you are contemplating travelling some distance to view the property.

English | Contact

Energy performance certificate (EPC)

Energy rating	D
Property type	Detached house
Total floor area	100 square metres

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