



Estate Agents



Auctioneers

Littledown Avenue, Littledown, Bournemouth, Dorset, BH7 7AX

Guide Price £630,500 – Freehold

**Art Deco Style Three Bedroom Detached House | Porch | Entrance Hallway | Lounge | Dining Room | Kitchen Breakfast Room
Ds Wc | Landing | Master Bedroom with Balcony | Two Further Bedrooms | Bathroom & Wc | Detached Double Length Garage
Driveway | South Facing Rear Gardens Overlooking Parkland | No Chain**

A rare opportunity to purchase a three-bedroom detached house with distinctive Art Deco styling and a stunning rear garden backing directly onto open parkland. The property is ideally situated in a highly convenient location close to AFC Bournemouth, Kings Park, the Royal Bournemouth Hospital and JP Morgan, with swift access into Bournemouth via the A338 and well-regarded local schools including Avonwood and Avonbourne nearby. The house offers scope for further improvement and extension, and already benefits from UPVC double glazing, gas central heating, two separate reception rooms, a downstairs cloakroom, a master bedroom with balcony, a generous rear garden, and a detached double-length garage with driveway parking. The accommodation is entered via a porch leading into a spacious hallway with original herringbone flooring, stairs to the first floor, an understairs storage cupboard, and a useful ground-floor cloakroom with a wash hand basin. To the right is a double-aspect lounge with a bay window to the front and French doors opening onto a rear loggia, creating a bright and flexible living space. To the left is a separate dining room, also featuring herringbone flooring and a front-facing bay window. Overlooking the rear garden is the kitchen/breakfast room, fitted with a range of units and work surfaces, space for appliances, and a walk-in pantry with a door to the side aspect.

Upstairs, a bright and spacious landing leads to three bedrooms. The master bedroom is double aspect with a window to the front and French doors opening onto a private balcony enjoying lovely views over the garden and surrounding parkland. Bedroom two is a generous double with fitted wardrobes, while bedroom three is a good-sized single. The bathroom includes a deep panelled bath, separate shower and wash hand basin with original-style tiling, complemented by a separate cloakroom. There is also access to the loft from the landing.

To the front of the property, a gated driveway provides parking in front of the double-length garage, alongside a large lawned area with gated side access leading to the rear. The rear south-facing garden is a standout feature, offering a substantial lawn and patio area with an exceptional outlook backing directly onto Kings Park, creating a private and peaceful setting. Viewing is highly recommended to appreciate the character, setting and potential this unique home has to offer.

Tenure: Freehold
EPC Rating: 55 | E
Council Tax Banding: F



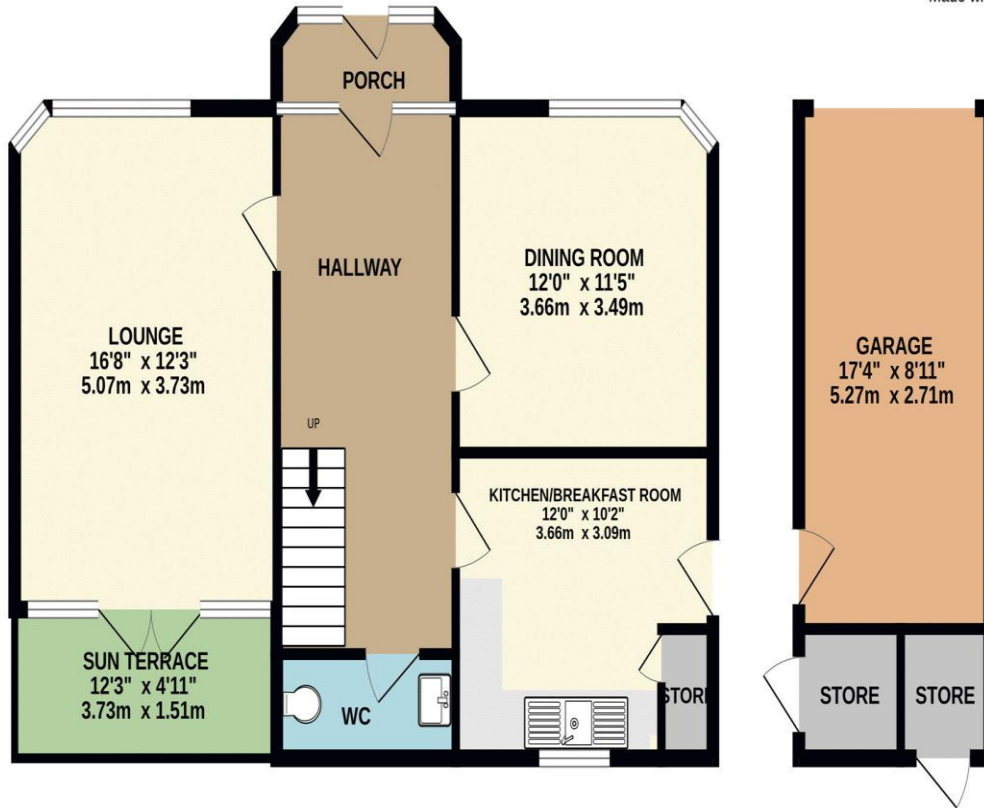


TOTAL FLOOR AREA : 1439 sq.ft. (133.7 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.

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GROUND FLOOR
858 sq.ft. (79.7 sq.m.) approx.



1ST FLOOR
581 sq.ft. (54.0 sq.m.) approx.



Disclaimer These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. We have not carried out a detailed survey nor tested the services, appliances and specific fittings. Room sizes should not be relied upon for carpets and furnishings. The measurements given are approximate. No person in this firm's employment has the authority to make or give any representation or warranty in respect of the property.

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