



Estate Agents



Auctioneers

Buchanan Avenue, Bournemouth, Dorset, BH7 7AA

Guide Price £575,000 - £600,000 – Freehold

**Period Four Bedroom Three Reception Room Two Bathroom Detached House | Porch | Hallway | Three Reception Rooms
Conservatory | Kitchen | Ground Floor Shower Room | Landing | Four Double Bedrooms | Bathroom | Front & Rear Gardens
Garage Converted to Office Space/Storage**

A beautifully presented four-bedroom detached period house situated in a quiet yet convenient location, offering easy access to local shops, Kings Park Recreation Ground, Bournemouth FC and swift access into Bournemouth via the A338. The property retains many original character features throughout and boasts spacious accommodation. Benefits include UPVC double glazing, a re-tiled roof, gas central heating, three reception rooms, a UPVC conservatory, a modern kitchen, four genuine double bedrooms, a spacious four-piece bathroom and a lovely rear garden with a garden room. A superb family home – viewing is highly recommended.

Enter via the porch into the main hallway, featuring stripped wooden floorboards, stairs to the first floor and doors leading to the principal rooms. To the front aspect are two reception rooms, one of which benefits from a wood-burning stove. These rooms are connected by interconnecting doors and lead into a UPVC sun room. To the rear is a further reception room with access to a ground floor WC and shower room, along with a spacious UPVC conservatory overlooking the garden.

The modern kitchen is fitted with an extensive range of wall and base units, an integrated double oven and microwave, space for additional appliances, and a door leading to the garden. Upstairs, the bright and spacious landing provides access to four genuine double bedrooms and an impressive family bathroom featuring a four-piece suite comprising a freestanding bath, shower cubicle, WC and wash hand basin, complemented by stylish wall and floor tiling. There is also access to the loft space.

Externally, the property offers a front driveway and gated access to the rear garden, along with a secluded front garden. The attractive rear garden enjoys a sunny aspect and a high degree of seclusion, with a lawn and an abundance of mature flowers and shrubs. The original garage has been converted to provide a storage area with double doors to the front, together with two additional rooms currently used as a study and seating area, offering excellent flexible space for a variety of uses.

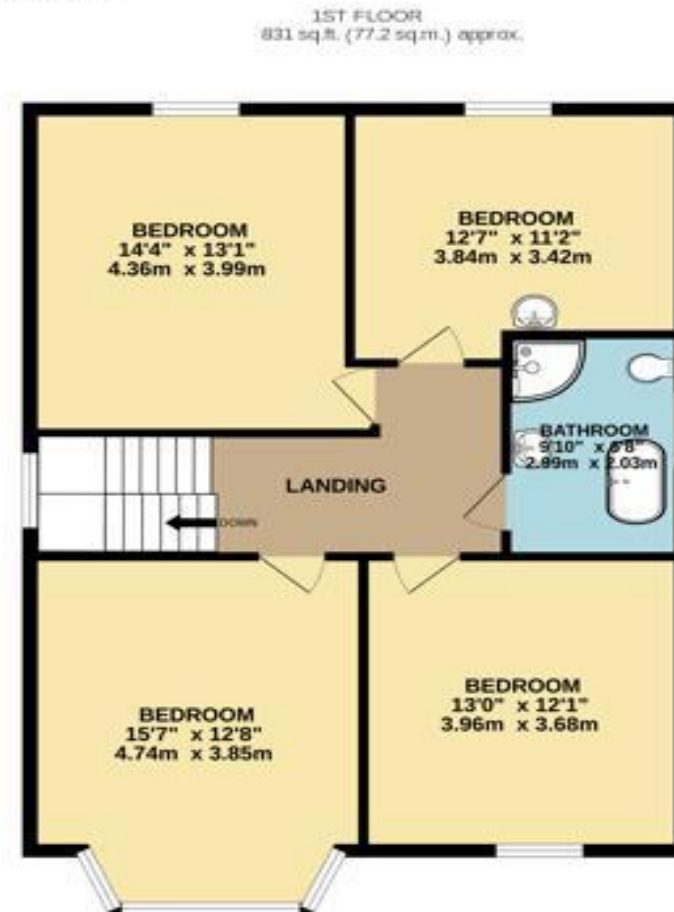
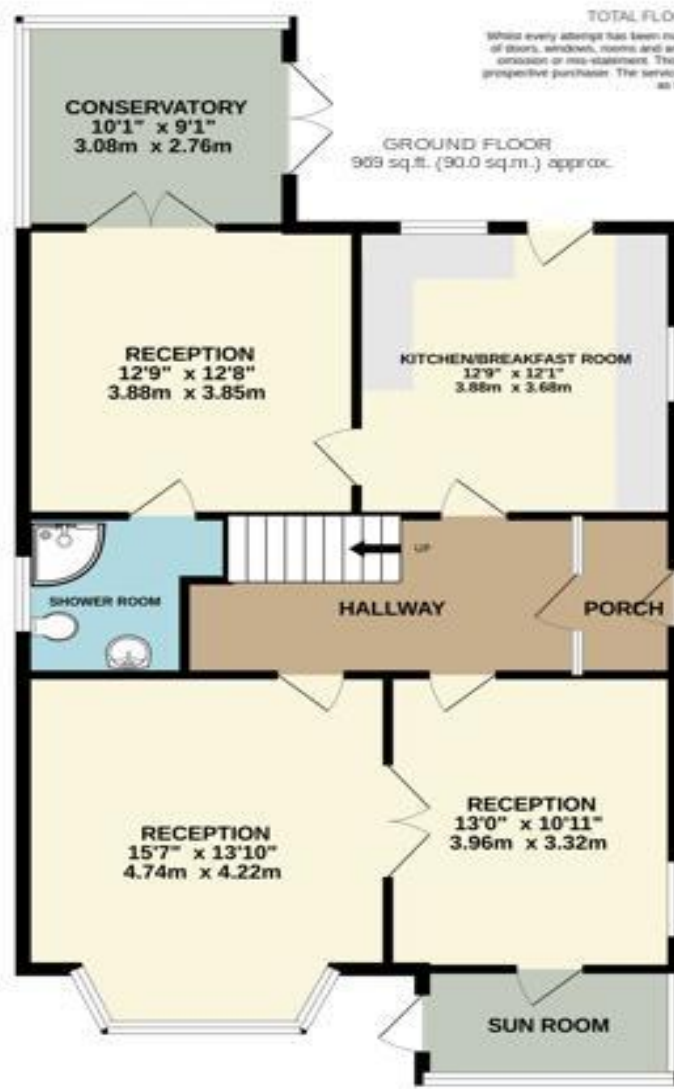
Tenure: Freehold

EPC Rating: to be confirmed

Council Tax Banding: E







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