



Estate Agents

**RICHARD
GODSELL**
Est.1928

Auctioneers

Holdenhurst Avenue, Boscombe East, Bournemouth, BH7 6RF

Guide Price £675,000 – Freehold

**Spacious 4/5 Bedroom Character Detached House | Porch | Hallway | Lounge | Dining Room/Study | Bedroom 5
Shower Room | Wc | Landing | Four Double Bedrooms | Family Bathroom | Corner Plot | Detached Garage
Multiple Off-Road Parking | Large Front Garden | Rear Garden | No Chain**

A well-presented and deceptively spacious 4/5-bedroom detached house occupying a generous corner plot on a tree-lined avenue in the highly sought-after residential area of Boscombe East. This desirable location offers excellent access to a wide range of local amenities, including shops, well-regarded schools, and convenient transport links to both Bournemouth and Christchurch. Pokesdown train station is located nearby and provides direct services on the London-Weymouth line, making the property ideal for commuters. The home is also within easy reach of Littledown Leisure Centre, Bournemouth Hospital, and a large Tesco Superstore, all of which enhance the lifestyle and convenience of the area.

The property offers flexible and spacious accommodation arranged over two floors. On the ground floor, the generous entrance hallway leads to three principal rooms, including a spacious 15ft lounge with patio doors opening onto the rear garden, a double room currently used as a bedroom, and a separate dining room or study to the front aspect. There is also a ground-floor shower room with a separate WC, and a well-proportioned kitchen overlooking the rear garden.

Upstairs, the first-floor landing leads to four good-sized double bedrooms along with a well-appointed family bathroom. The layout offers versatility to suit a range of family needs, with potential for home working, guest accommodation or multi-generational living.

Externally, the property sits on a large corner plot with well-maintained gardens to the front and side. A private rear garden enjoys a sunny and secluded aspect, complete with a lawn and patio area ideal for outdoor entertaining. The detached garage is accessed from the side, featuring an up-and-over door as well as a convenient side entrance. The generous driveway offers ample off-road parking for multiple vehicles, with enough space to accommodate a boat or motorhome.

This is a fantastic opportunity to acquire a spacious and flexible family home in a prime location. Early viewing is highly recommended to fully appreciate everything this property has to offer.

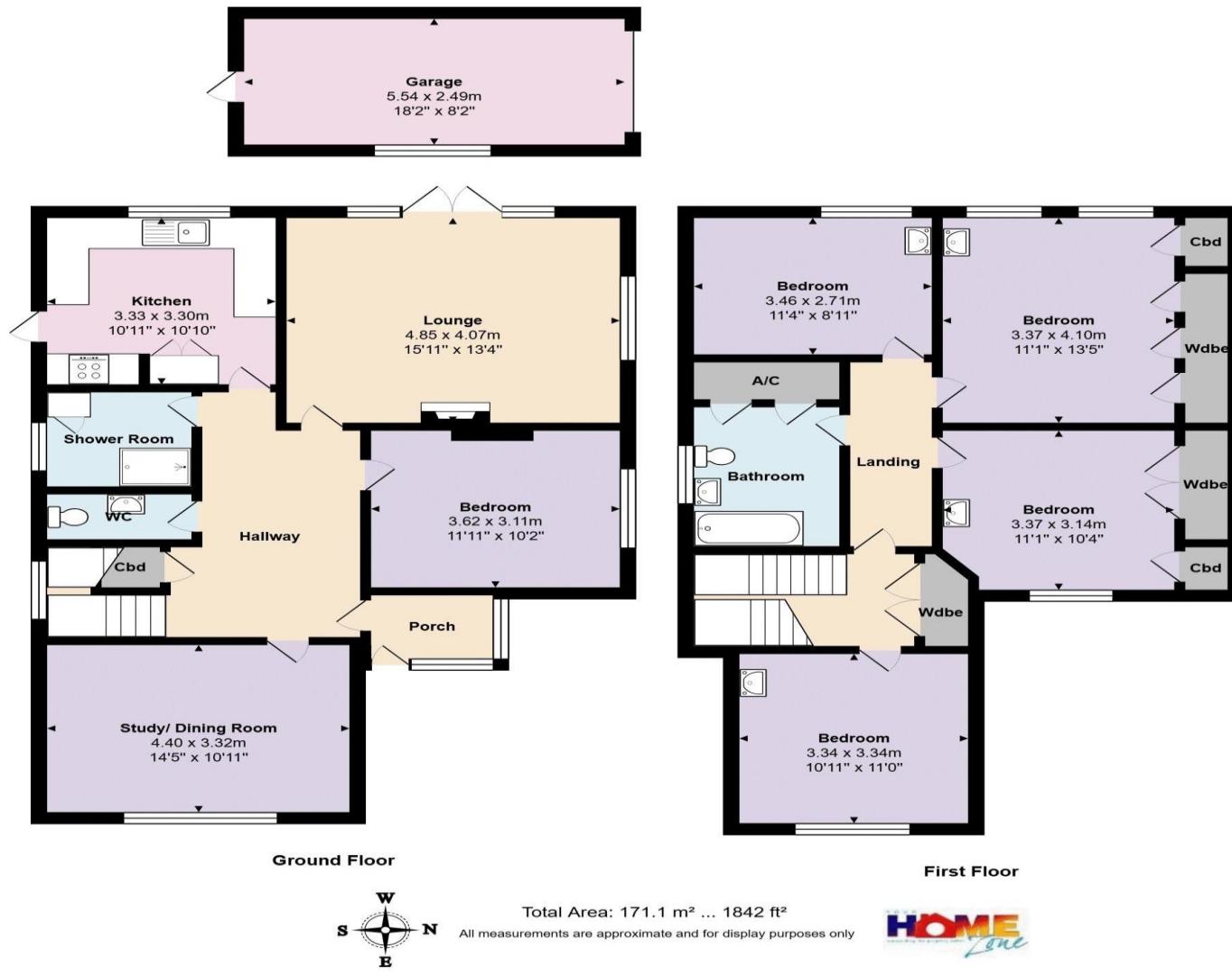
Tenure: Freehold

EPC Rating: 70 | C

Council Tax Banding: E







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