

FREEHOLD



Bungalow - Detached (EPC Rating: C)

39 HAWDEN ROAD, BOURNEMOUTH, BH11

8RP

Asking Price

£369,500



# 3 Bedroom Bungalow - Detached located in Bournemouth

SIMPSONS ESTATE AGENTS ARE DELIGHTED TO BRING TO THE MARKET THIS Beautifully presented, and extended to the rear, this 3 bedroom detached bungalow is located in a quiet and peaceful road in Wallisdown, Bournemouth.

The property has been incredibly well cared for by the current owners, who have lived there for 14 years, and has been decorated tastefully throughout.

Leading to the property, you have a tarmac driveway with parking for 2 cars. Accessing the property from the side, you are welcomed into a well-presented hallway which leads you to all of the main principal rooms in the property

## ENTRANCE

Upvc door with frosted glass inlay, radiator, smooth plastered wall, textured ceiling, loft hatch with pull down ladder. The loft is fully boarded and insulated.

## LOUNGE

20'6" x 11'1"

The lounge offers a fantastic sized space with ample capacity for your sofas, TVs, desks and lounge furniture. There are French Doors leading out into the garden which features a patio, a well-manicured lawn with shrubs and flowers. At the rear of the garden, a shed provides perfect storage space.

## KITCHEN

15'2" x 10'8"

The kitchen is well presented with a large selection of wall and floor mounted units in cream with black granite effect worktops, tiled flooring and splashback. There is plenty of space for your washing machine, dishwasher, tumble dryer and a fridge/freezer. A modern Logic combi boiler is situated in the kitchen which has been regularly serviced. There are also additional storage cupboards, perfect for containing cleaning supplies, Hoover, and ironing board. Upvc window to side and rear aspects.

## DINING AREA

10'8" x 10'3"

Tiled flooring, part-tiled walls, smooth ceiling with downlights, door leading into the lounge area .

## BEDROOM 1

15'11" x 11'1"

A very generous master bedroom with a large Upvc bay

window to the front aspect, radiator, smooth ceiling and walls, fireplace, carpet flooring.

## BEDROOM 2

10'8" x 9'4"

Smooth plastered walls and ceiling. coving, radiator, Upvc window to the front aspect, ample space for a selection of bedroom furniture, door into the separate WC with hand basin, vanity storage and gloss marble effect panelling.

## BEDROOM 3

11'1" x 9'4"

A further double bedroom with smooth plastered walls and ceiling, coving, Velux sky light with window and electric blind, radiator, carpeted flooring.

## BATHROOM

Modern bathroom fully tiled with wood effect flooring, smooth ceiling, heated towel rail, Low level WC, Upvc window to the side aspect.

## OUTSIDE SPACE

Ample parking to the front of the property, tarmac driveway, side gate to the rear garden. The rear garden is of a southerly aspect with lawn and patio areas, large garden shed, all boarded with 6ft fencing.



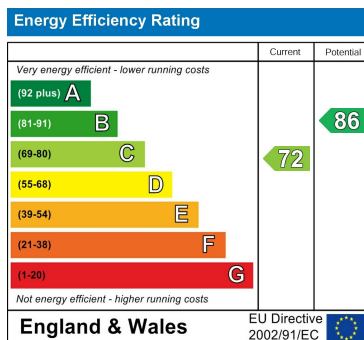
## Ground Floor



To be used as a guide only.  
Plan produced using PlanUp.

Council Tax Band

Energy Performance Graph



Call us on

01202 532556

[sales@simpsonsestateagents.com](mailto:sales@simpsonsestateagents.com)

[www.simpsonsestateagents.com](http://www.simpsonsestateagents.com)

Agents Note: Whilst every care has been taken to prepare these particulars, they are for guidance purposes only. All measurements are approximate and are for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers are advised to recheck the measurements.