







## HOUSE & SON

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A beautifully presented and versatile family home offering flexible accommodation over two floors, located in a sought-after area of Bournemouth. This property combines contemporary living with adaptable space, ideal for growing families or anyone seeking a home that meets modern needs.

### Entrance Porch

A UPVC porch provides a welcoming entrance into the home.

### Reception Hallway

The hallway creates a bright and inviting first impression and provides access to the ground floor accommodation.

### Ground Floor WC

Conveniently located for family use or guests.

### Lounge/Bedroom

A bright and adaptable room currently used as a home office, offering flexibility to function as a fourth bedroom or lounge if required.

### Kitchen/Diner/Snug

A generous open-plan space that combines cooking, dining, and relaxation:

**Kitchen** – Modern and well-equipped, providing practical workspace and storage.

**Diner** – Ideal for family meals and entertaining.





**Snug** – A cosy area suitable for relaxing, reading, or quiet work.

#### Utility Room

A practical space for laundry and additional storage.

#### Bedrooms

**Bedroom One** – The principal bedroom, offering a comfortable retreat.

**Bedroom Two** – With built-in storage, ideal for children or guests.

**Bedroom Three** – A further bedroom suitable for a child's room, teenager, or home office.

#### Bathroom

A family bathroom, providing contemporary fixtures and a functional layout.

#### Outside

The property features off-road parking to the front and a rear garden that presents a blank canvas, perfect for landscaping, outdoor entertaining, or family activities.

#### Location & Local Amenities

This home is situated in a popular residential area of Bournemouth, offering excellent access to local amenities and outdoor attractions:

**Schools** – Families have a range of nearby schooling options, including St. Mark's Church of England Primary School, Kingsleigh Primary School, Talbot Primary School, and Bournemouth School for Girls and Bournemouth School for secondary education.



**Transport** – Regular bus services connect the area to Bournemouth town centre, the seafront, and surrounding areas. Easy access to main roads facilitates commuting across Dorset.

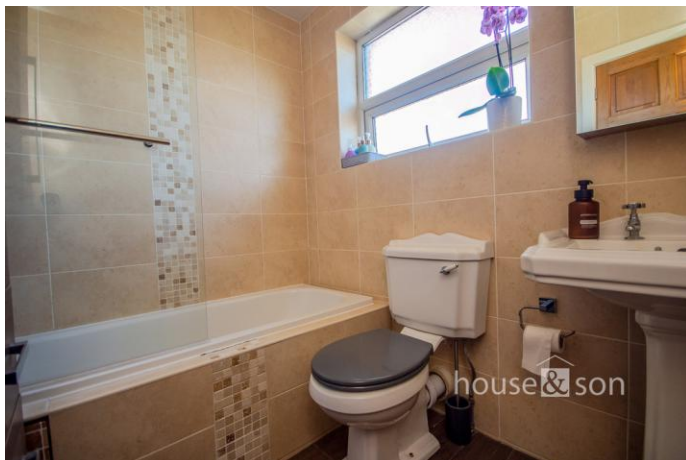
**Shopping & Leisure** – Close to local shops, cafes, and supermarkets, with Bournemouth town centre and The Triangle within a short drive. Nearby parks and green spaces provide opportunities for walking, cycling, and outdoor family activities.











Beaches – Bournemouth's award-winning beaches are easily accessible, offering miles of coastline for leisure and water sports.

#### Summary

A well-maintained and modernised family home with adaptable living spaces, light-filled rooms, and practical features. With excellent local schools, transport links, and proximity to Bournemouth town centre and beaches, this property is an ideal choice for families looking for comfort, convenience, and space to enjoy both inside and out.

#### ENTRANCE PORCH

#### RECEPTION HALLWAY

16' 0" x 6' 05" (4.88m x 1.96m)

#### GROUND FLOOR WC

#### LOUNGE

13' 01 into bay" x 12' 01" (3.99m x 3.68m)

#### KITCHEN/DINER/SNUG

#### KITCHEN AREA

16' 02" x 7' 06" (4.93m x 2.29m)

#### DINER

16' 06" x 8' 0" (5.03m x 2.44m)

#### SNUG

12' 0" x 10' 11" (3.66m x 3.33m)

#### UTILITY

8' 01" x 2' 02" (2.46m x 0.66m)

#### BEDROOM ONE

13' 01 into bay" x 10' 11" (3.99m x 3.33m)

#### BEDROOM TWO

12' 01" x 10' 11 into wardrobe" (3.68m x 3.33m)

#### BEDROOM THREE

9' 07 into bay" x 7' 05" (2.92m x 2.26m)

#### BATHROOM

7' 05" x 5' 05" (2.26m x 1.65m)

#### OFF ROAD PARKING

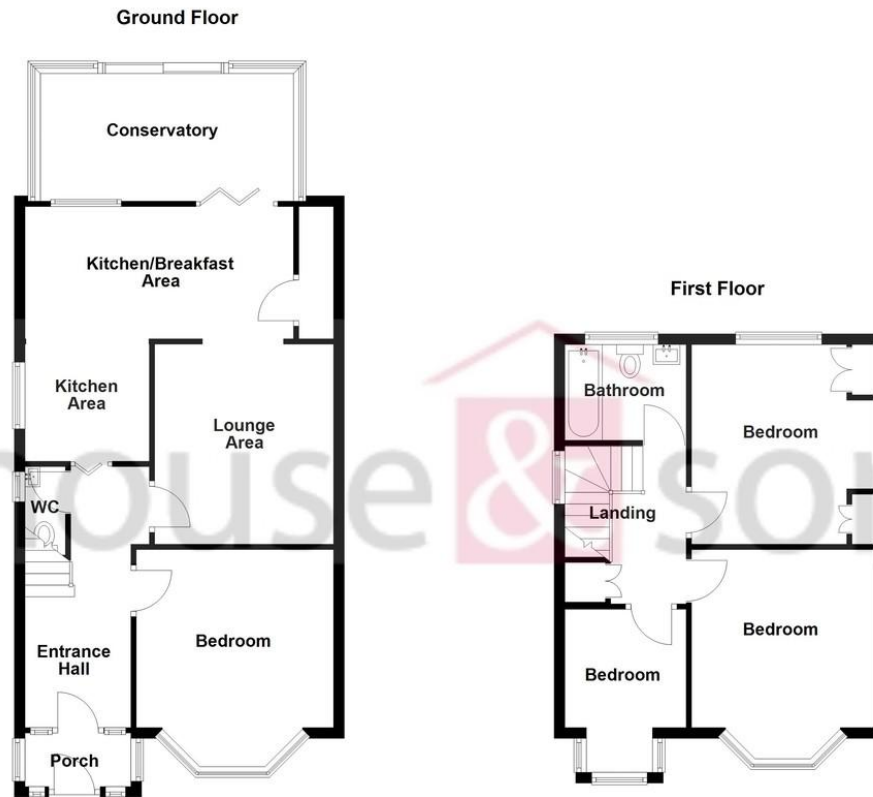
#### DISCLAIMER

Please note that while every effort is made to ensure the accuracy of the information provided, errors and omissions can occasionally occur. The details supplied regarding lease terms are based on information obtained from the Land Registry and other relevant sources at the time of review.

Any building alterations, consents, or planning permissions relating to the property have not been verified by House & Son. Verification of such matters, as well as confirmation of lease details and any other legal documentation, should be undertaken by the purchaser's or purchaser's legal representative prior to reliance or completion of any transaction.

House & Son accepts no liability for any loss or inconvenience arising from reliance on information provided in error, save as otherwise required by law.





Total area: approx. 113.3 sq. metres (1219.2 sq. feet)

Bournemouth Energy Floor Plans are provided for illustration/identification purposes only. Not drawn to scale, unless stated and accept no responsibility for any error, omission or mis-statement. Dimensions shown are to the nearest 7.5 cm / 3 inches. Total approx area shown on the plan may include any external terraces, balconies and other external areas. To find out more about Bournemouth Energy please visit [www.bournemouthenergy.co.uk](http://www.bournemouthenergy.co.uk) (Tel: 01202 556009)  
Plan produced using PlanUp.



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## Energy performance certificate (EPC)

11 Hawthorn Road BOURNEMOUTH BH9 2QL	Energy rating	Valid until:	11 September 2035
	<b>D</b>	Certificate number:	0300-2702-4510-2695-7401

Property type

Semi-detached house

348 Wimborne Road, Bournemouth,  
Dorset, BH9 2HH

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