Bungalow - Detached

35 LEYDENE AVENUE, BOURNEMOUTH, BH8 9JQ

Asking Price

£449,000

FEATURES

- H J Palmer bungalow
- Garage
- Sought after Avenue
- Southerly rear garden
- Flexible layout
- Queens Park located
- No onward chain
- Large frontage

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2 Bedroom Bungalow - Detached located in Bournemouth

ENTRANCE

On entering this fine home via composite style Upvc front door with glazed inlay, you are welcomed into a light bright and spacious hallway with a loft hatch, built in storage housing the hot water tank, doors leading to all primary accommodation, original parquet flooring with carpet over lay.

LOUNGE

18'8" x 11'1"

A superb room flooded with natural light from the twin Upvc windows to the side aspect, large Upvc bay window to the front, feature fire place, radiator, carpet flooring, glazed internal doors offering access into the dining room / bedroom three.

DINING ROOM / BEDROOM 3

10'9" x 9'6"

Textured ceiling, radiator, carpet flooring, Upvc window to the side aspect, double doors into the lounge area.

BEDROOM 1

13'5" x 11'1"

A very generous master bedroom with textured ceiling, radiator, Upvc bay window to front aspect, built in wardrobes, carpet flooring.

BEDROOM 2

12'5" x 8'10"

Positioned to the rear of the property. The bedroom could easily be remodelled into the lounge as it's currently used as a bedroom. Upvc window to the rear aspect, textured ceiling, radiator, carpet flooring.

KITCHEN

12'5" x 10'9"

A well appointed kitchen breakfast room with a selection of wall and floor mounted units, stone effect worktops, original polished flooring, gas hob high level fan oven stainless steel sink, Upvc windows to side and rear aspects, ample space for a selection of white goods, Upvc door leading into the conservatory.

CONSERVATORY

8'6" x 12'5"

A very useful addition to this fine property, carpet flooring. Twin Upvc doors with direct access to the drive and the rear garden, carpet flooring, Upvc windows to the rear aspect.

WC

Part tiled walls with tiled flooring, low level WC, hand basin , radiator, Upvc window to the side aspect.

BATHROOM

5'6" x 5'2"

Part tiled walls with fully tiled shower splash back, bath with shower attachment, hand basin, radiator, extractor fan, tiled flooring, Upvc window to the side aspect.

OUTSIDE SPACE

A highly spacious frontage with a long and wide block paved driveway offering parking for multiple vehicles as well as space for example a caravan or motor home, detached garage with an up and over door. The front lawn is laid to Astro, with a large selection of mature shrubs with a small brick wall to the front boundary.

The rear garden is of southerly aspect, laid to hard standing with a selection of shrubs, garden shed and access to the garage, all boarded with 6ft Fencing.

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Council Tax Band

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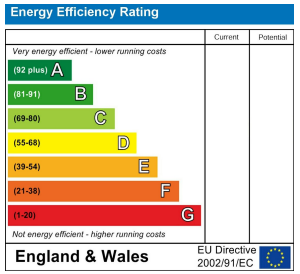

Agents Note: Whilst every care has been taken to prepare these particulars, they are for guidance purposes only. All measurements are approximate and are for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers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

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