



Q Quinn & Co
ESTATE AND LETTING AGENTS

Howeth Road, Bournemouth

- Four bedrooms
- 6m x 4m garage with electric door
- Front and rear parking
- Low maintenance gardens

£455,000

EPC Rating - D





Property Description

This well-presented four-bedroom chalet bungalow offers versatile and spacious accommodation, ideal for modern family living and home working. The property benefits from ample off-road parking, low-maintenance gardens, and a substantial 6m garage with electric door.

At the heart of the home is a generously sized lounge/diner measuring over 7.5 metres, featuring sliding patio doors that open directly onto the rear garden, creating a bright and welcoming living space. The kitchen is complemented by a spacious utility room, which includes two useful storage cupboards.

The ground floor accommodation is completed by two well-proportioned bedrooms, both enjoying bay windows, and a contemporary shower room. To the first floor are two further bedrooms, a modern family bathroom, and a handy study area on the landing, perfect for working from home or study use.

Externally, the property continues to impress. To one





side is a separate office room currently used as a hairdressing salon, offering excellent potential for a home business or ancillary accommodation (subject to any necessary permissions). To the opposite side is a substantial storage area measuring over 11 metres in length.

The rear garden has been designed with low maintenance in mind, featuring decking and artificial grass. A rear driveway, accessed via double gates, leads to a carport and in turn to the 6m x 4m garage with electric door. The front garden is also low maintenance and provides additional off-road parking for one vehicle.



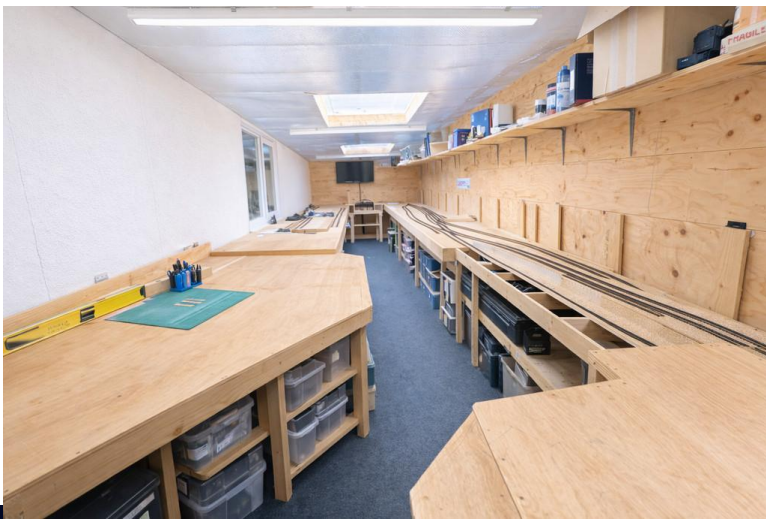
This versatile property presents an excellent opportunity for family living, working from home, or potential annexe use (subject to relevant permissions).

Owner suited.

Council Tax Band: C.

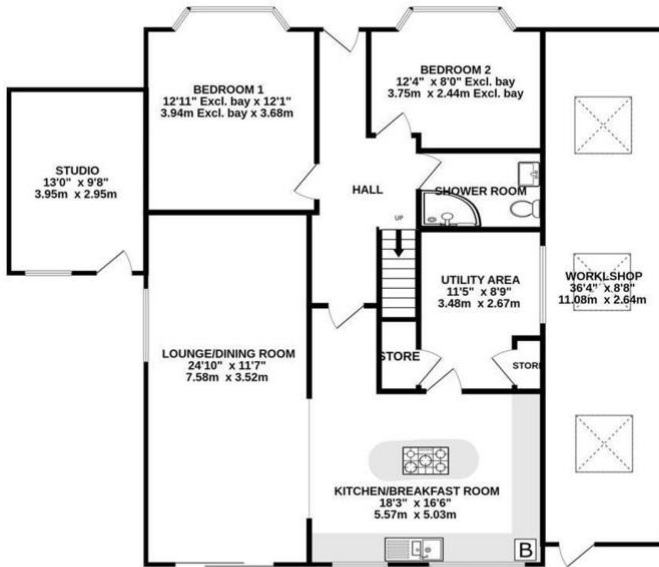
Approximate measurements are located on the floorplan. The overall square footage includes outbuildings and storage.



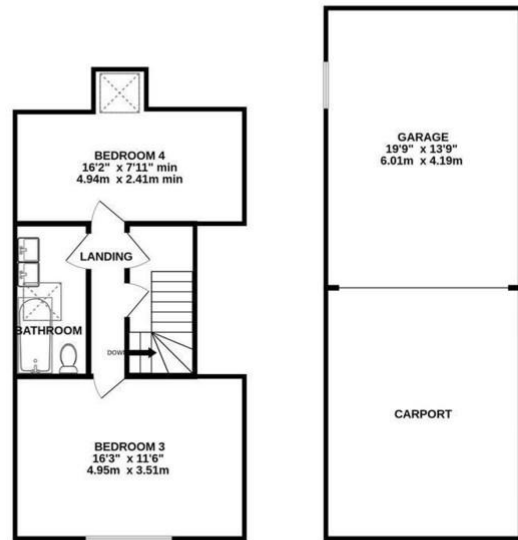




GROUND FLOOR
1519 sq.ft. (141.2 sq.m.) approx.



1ST FLOOR
977 sq.ft. (90.8 sq.m.) approx.



TOTAL FLOOR AREA : 2496 sq.ft. (231.9 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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