



Headswell Avenue  
Bournemouth, Dorset, BH10 6JX

# FREEHOLD PRICE

## £475,000

***“A charming detached 1930’s family home with a private west facing garden”***

This generous sized and rarely available three double bedroom, two reception room detached family home has a 40ft private west facing rear garden, a detached single garage and generous off-road parking. Situated in a popular residential location and falling within the Hill View School catchment.

The current owner has been in residence for over 30 years, in which time the property has been extremely well-maintained.

- **Entrance porch**
- **Entrance hall** with a good sized under stairs cupboard housing the replacement gas-fired boiler
- **15ft Dual aspect lounge** with exposed ceiling beams, a feature fireplace with a living flame electric coal effect fire and double glazed sliding patio doors leading out to the rear garden
- **Dining room** enjoying a dual aspect with an exposed brick open fireplace
- **23ft Kitchen/breakfast room** enjoying a pleasant outlook over the rear garden, a recess for a cooker, a recess and plumbing for a dishwasher and space for a fridge/freezer, whilst the breakfast area has ample space for a table and chairs with wooden panelled walls and ceiling
- Fully double glazed **conservatory/utility room** with plumbing for a washing machine
- **Ground floor cloakroom** incorporating a wall-mounted wash hand basin with vanity storage beneath and wc
- Good sized landing
- Large **master double bedroom** enjoying a dual aspect
- **Guest bedroom** which is also a large double bedroom with a storage cupboard and a walk in cupboard which has the potential to be converted into an en-suite
- **Third double bedroom**
- Spacious **family bathroom/shower room** finished in a modern white suite to incorporate a panelled bath with mixer taps and shower hose, separate corner shower cubicle, wc, wall-mounted wash hand basin with vanity storage beneath and fully tiled walls
- Approximately 40ft x 40ft **West facing rear garden** offering a good degree of privacy, which is predominantly laid to lawn with a paved patio area adjacent to the rear of the property. The garden is fully enclosed by mature shrubs and fencing
- Adjoining the rear of the garage there is a useful **garden store**
- Side driveway providing **generous off-road parking** for several vehicles, which in turn leads up to a detached single garage
- **Detached single garage** with a metal up and over door, light and power
- Further benefits include a gas-fired central heating system with a newly replaced boiler, a security alarm and double glazing

Castle Point shopping centre is located approximately 2 miles away offering an excellent selection of shops and cafes. Bournemouth’s town centre offers a comprehensive range of amenities including shops, cafes, restaurants, leisure and recreational facilities, as well as miles of sandy beaches and is located approximately 4 miles away. Ferndown’s town centre offers a good selection of amenities and is around 3.5 miles away.

**COUNCIL TAX BAND: E**

**EPC RATING: D**

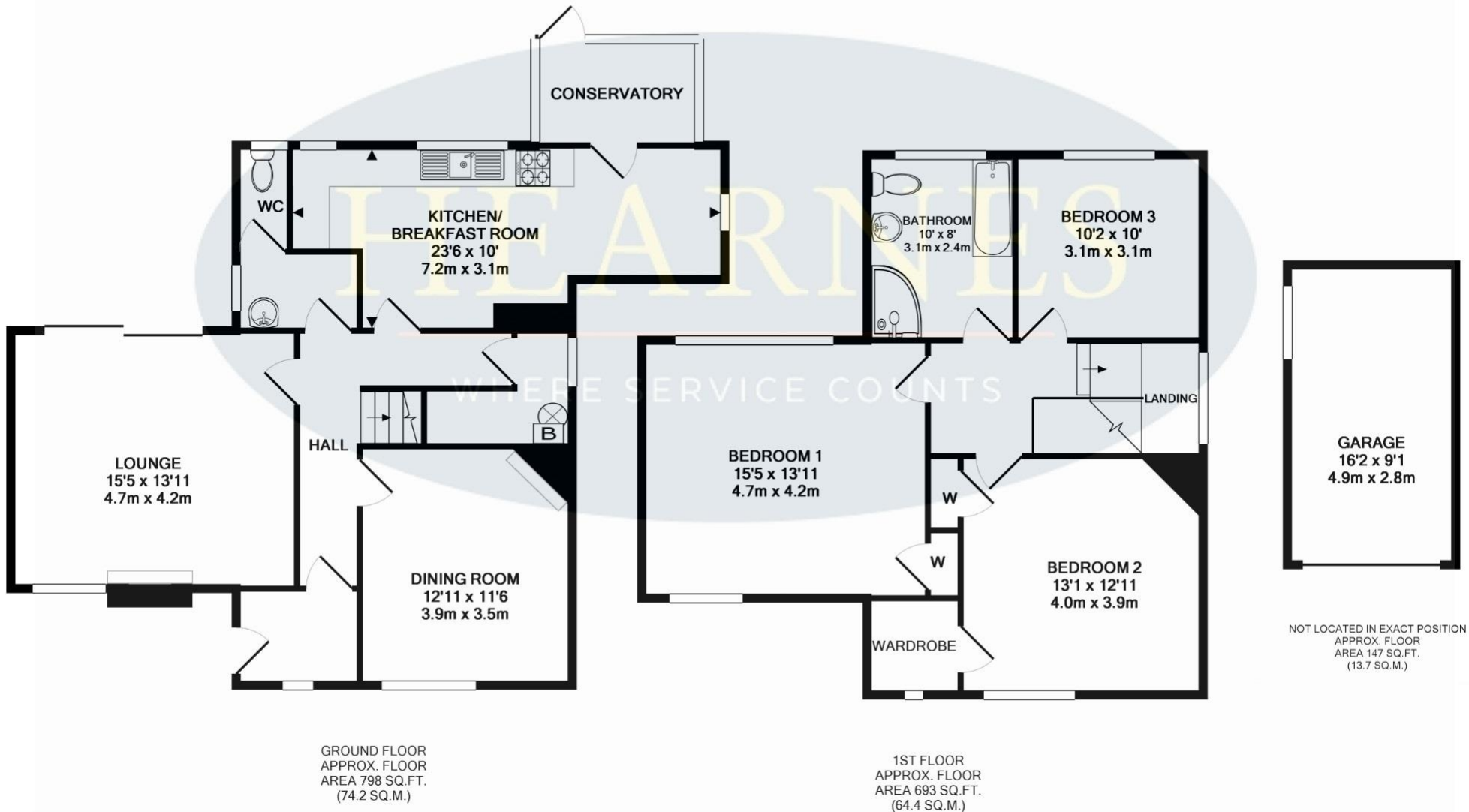
AGENTS NOTE: The heating system, mains and appliances have not been tested by Hearnese Estate Agents. Any areas, measurements or distances are approximate. The text, photographs and plans are for guidance only and are not necessarily comprehensive.





# TOTAL APPROX. FLOOR AREA 1639 SQ.FT. (152.2 SQ.M.)

Whilst every attempt have been made to ensure the accuracy of the floor plan 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 buyer. Produced by Swift Energies 07512 365 141  
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