



3 Selfridge Avenue, Hengistbury Head,
Bournemouth, BH6 4NB

Guide Price **£900,000**



4

Bedrooms



2

Living



2

Bathroom/Ensuite



Y

Parking/Garage



EST
1992

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A STUNNING HOME IN AN A1 LOCATION!

Exceptionally well presented and recently modernised, this spacious chalet style home offers versatile living spanning nearly 1500 square foot to include Four bedrooms, two receptions, two bath/shower rooms and a modern kitchen breakfast room.

Set in an idyllic location, approximately 650m from sandy beaches, this really is a property not to be missed! Southbourne Grove and its array of independent shops and cafes can be found just a few miles to the west whilst Hengistbury Heads nature reserve, picturesque walks alongside the river stour and Christchurch are all within easy walking distance.

Along with impeccably presented and modernised accommodation, the property is fully double glazed, offers gas fired central heating via a modern combination boiler and benefits from ample off-road parking and a great rear garden.

Upon entering this beautiful home, you are welcomed by a spacious entrance hallway, with wood flooring, doors giving access into all ground floor rooms and a feature Oak staircase with glass panelling leading to the first-floor accommodation.

The living room is generously sized, being nearly 18' in length and offering ample space for a range of living room furniture. Wood flooring is continued, as it does throughout the ground floor and a sliding UPVC patio door offers access into the secluded front garden. Additionally, there is a UPVC window to the side aspect and a wood burner.

The modernised kitchen/Breakfast room can be found adjacent to the aforementioned living room and offers a comprehensive range of soft closing eye level and base units set above and below the complimenting work surfaces. There are built in appliances to include a dishwasher, washing machine, double eye level oven and an induction

hob. There is also space for an upright fridge/freezer, a table, a window to the front aspect and a partly glazed door leading to a small walkway with the garden beyond.

The largest of the ground floor bedrooms, the garage in its former life, is a great double and is dual aspect with a large UPVC window to the front aspect and a patio door offering access into the sizable rear garden. The smaller ground floor bedroom is a good single or would make an equally good home office and offers a pleasant aspect over the rear garden.

The dining room, which could be used a fifth bedroom if required, offers sliding patio doors onto the rear garden and space for a large table or a double bed.

Lastly, on the ground floor, there is a modernised bathroom which offers a bath with shower attachment above, low level flush WC and a vanity wash hand basin. The floor and walls are fully tiled, there are two UPVC obscured windows to the side aspect and a wall mounted heated towel rail.

Upstairs, a small landing offers access into two further double bedrooms, both having the benefit of eaves storage and are served by a modern Shower room.

Externally, the front has been paved, offering off road parking for multiple cars whilst the remainder has been laid to lawn with mature hedges and shrubs.

The rear garden is a generous size and offers a westerly orientation, catching the late morning, afternoon and evening sun. There is a patio area immediately abutting the rear, ideal for al-fresco dining whilst the remainder is laid to lawn.



KEY POINTS

Beautifully modernised

Very well presented

Versatile living

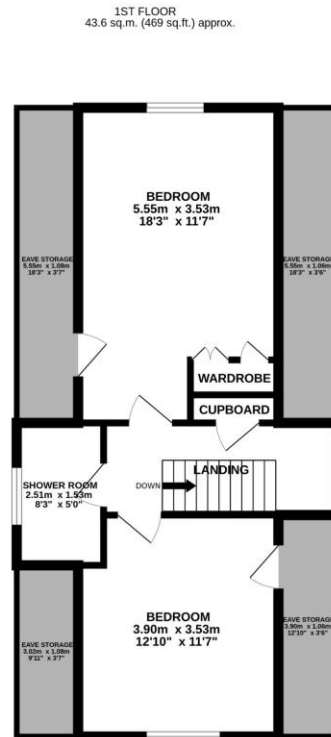
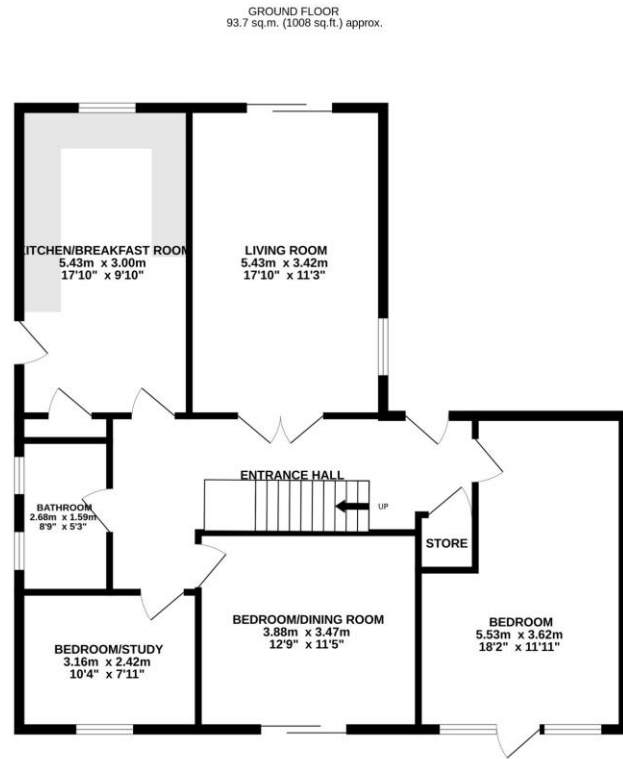
Four/five bedrooms

Nearly 1500 square foot

Idyllic location

Off road parking

Lovely rear garden



TOTAL FLOOR AREA: 137.3 sq.m. (1477 sq.ft.) 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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