

51 Hengistbury Road, Hengistbury Road,  
Bournemouth, Dorset, BH6 4DQ

Asking Price **£850,000**



4

Bedrooms



2

Living



2

Shower & En-suite



Drive & Garage



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1992

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# Set within the popular location of Hengistbury Head this four

SET WITHIN THE POPULAR LOCATION OF HENGISTBURY HEAD THIS FOUR BEDROOM DETACHED HOME IS JUST MOMENTS FROM THE AREAS GOLDEN SANDY BEACHES.

Having been updated and well cared for by its current owners the property offers generous and well-presented accommodation totalling 1449 Sq. Ft. Combined with beautiful gardens and a large first floor terrace/balcony, it presents an excellent opportunity which should be seen.

Entering the property a porch opens into an attractive hallway in turn leading to most ground floor rooms.

The living room overlooks the front of property and features a stone fireplace with working log burner.

Double doors open into a dining room which features French doors to the rear garden and offers plenty of room for a good-sized table.

The kitchen has been nicely designed with a central island and an informal seating area set adjacent a further set of French doors leading to the garden, making for a relaxed and sociable space. The kitchen provides a good range of storage and is nicely finished with integrated appliances and stone working surfaces.

A recessed utility offers additional space for appliances and gives access both to a ground floor WC, and an integral store/garage.

The first floor is served by a split-level landing leading to all bedrooms, a family shower room, and a first-floor balcony/terrace which overlooks the front of property and offers plentiful space for a range of outside furniture.

The master bedroom makes for a generous double room and benefits from an en-suite shower room. Bedrooms two and three make good double rooms with bedroom four making a generous single room or a large study (as currently arranged) also having French doors leading to the balcony/terrace.

Outside, the front and rear gardens have been very well tended and planted with a huge array of flowers and shrubs with numerous private seating areas to the front and rear designed to capture sun throughout the day. A driveway to the front also provides off road parking and leads to the integral garage/store.

**THE TENURE: FREEHOLD**

**COUNCIL TAX BAND: E**



## KEY POINTS

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Ground Floor

Approximate total area<sup>(1)</sup>  
1449 ft<sup>2</sup>  
134.7 m<sup>2</sup>

Balconies and terraces  
212 ft<sup>2</sup>  
19.7 m<sup>2</sup>



Floor 1

(1) Excluding balconies and terraces

Calculations reference the RICS SPMS 3C standard. Measurements are approximate and not to scale. This floor plan is intended for illustration only.

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