

80 Holdenhurst Avenue, Bournemouth,
Dorset, BH7 6RG

Guide Price **£625,000**



Bedrooms



Living



Bathroom/Ensuite



Parking/Garage



EST
1992

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A wonderful home enjoying views over playing fields!

This wonderful family home, which has been beautifully refurbished in recent years, offers incredibly well presented, modern and spacious accommodation throughout.

Located in a popular residential road, close to JP Morgan, The Royal Bournemouth Hospital, Tesco Superstore and the A35; offering easy access to Bournemouth, Southampton and London, this really is not a home to be missed!

One of the stand out features is the expansive, bright and airy Kitchen/Breakfast room, fitted with a range of modern units, built in appliances and incorporates a sizable dining area within the rear extension which also offers access into the generous landscaped rear garden.

Additionally on the ground floor, there is a 19' dual aspect living room, a utility room and WC.

The first floor offers three bedrooms, the largest benefiting from a modern En-suite shower room and lovely views over school playing fields. The guest bedroom is another good double and benefits from a modern Jack and Jill bathroom with both a walk in shower & bath, whilst bedroom three is a good single.

Externally, there is off road parking to the front, whilst the westerly facing rear garden has been landscaped to offer a good degree of privacy and seclusion.

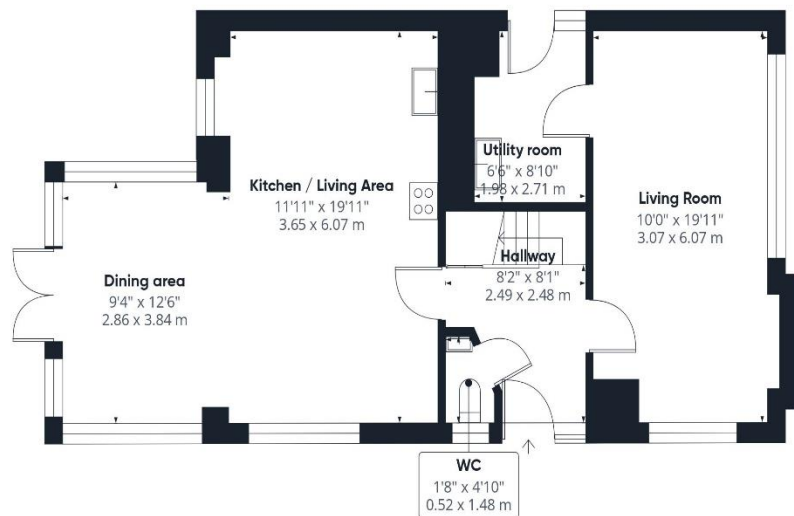
There is also a detached garage (not for vehicle storage) which has been partially converted and used as a home office.

Council Tax - Band E
EPC - D

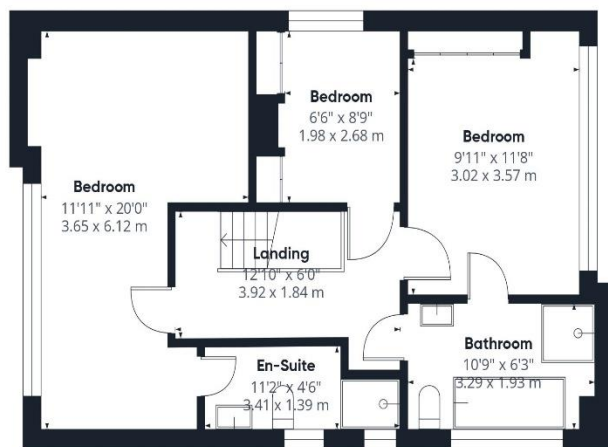


KEY POINTS

- Beautifully refurbished
- Three bedrooms
- 20' Open—Plan kitchen/Diner
- 19' Living room
- Two bath/shower rooms
- Lots of Off-road parking
- Superbly landscaped garden
- Garage/Home office



Ground Floor



Floor 1

Approximate total area⁽¹⁾

1301 ft²
120.9 m²

(1) Excluding balconies and terraces

While every attempt has been made to ensure accuracy, all measurements are approximate, not to scale. This floor plan is for illustrative purposes only.

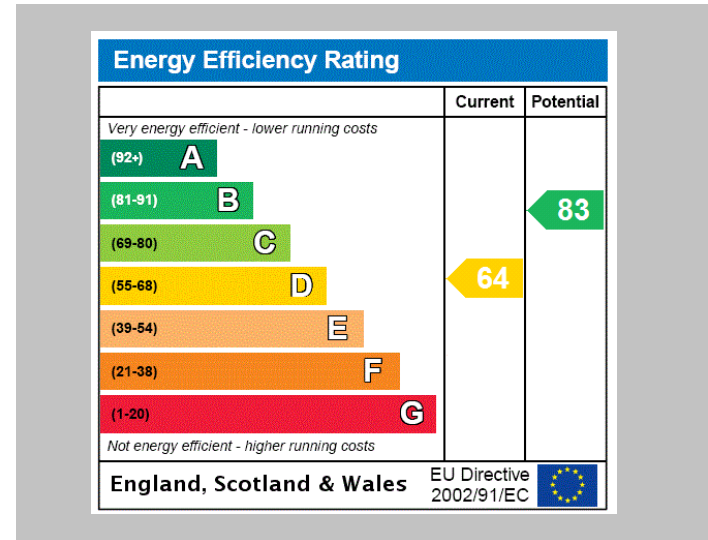
Calculations are based on RICS IPMS 3C standard.

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