

8 Harland Road, Hengistbury Head,
Bournemouth, Dorset, BH6 4DN

Asking Price **£850,000**



Bedrooms



Living



Bathroom



Drive & Garage



EST
1992

THE PROPERTY PROFESSIONALS
Slades Estate Agents

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A wonderful South-Westerly garden awaits you at this home

THIS FOUR BEDROOM DETACHED HOME FEATURES A GENEROUS SOUTH WESTERLY FACING REAR GARDEN AND IS WELL LOCATED WITHIN THE POPULAR LOCATION OF HENGISTBURY HEAD.

The property is very well presented throughout and benefits from both double glazing and gas central heating making it move in ready. Benefitting from a good-sized rear garden there is however scope to extend/further develop if required in the future (STPP).

Entering the property a hallway finished with wooden flooring gives access to the living room, kitchen, and a ground floor WC.

Originally two rooms opened into one, there is a spacious dual aspect living room which features a front aspect bay and patio doors leading out to the rear garden. The room is finished with wooden flooring to match the hallway and features an attractive fireplace.

The kitchen overlooks the rear gardens and has a door leading out to the side of property and gardens. It provides ample room for a fair-sized dining table and comes fitted with a range of white eye and base level units. There is an integrated dishwasher and fridge/freezer with space provided for a gas cooker and washing machine.

Moving up to the first floor, a landing leads to all four bedrooms and the family bathroom. Bedrooms one and two both make for excellent double rooms, bedroom three making a smaller double, and bedroom four making a comfortable single room.

The family bathroom is part tiled and has a full-sized bath with shower over as well as a WC and hand wash basin.

Outside, there are well tended gardens to the front with a dropped kerb leading to a brick paviour driveway offering parking and leading to a semi-integral single garage.

The rear gardens are undoubtedly a particular feature of the home. In our opinion they are a great size and benefit from a South Westerly orientation. Abutting the rear of the home there is a large brick paviour patio leading on to a generous lawn which has an array of well stocked flower and shrub borders, mature shrubbery and trees offering a fair degree of seclusion from neighbouring homes.

Well-kept and well located, we believe this home offers an excellent opportunity to move within a highly sought after location which is close to local beaches and areas of outstanding natural beauty. Don't miss out, call us to arrange your inspection today!

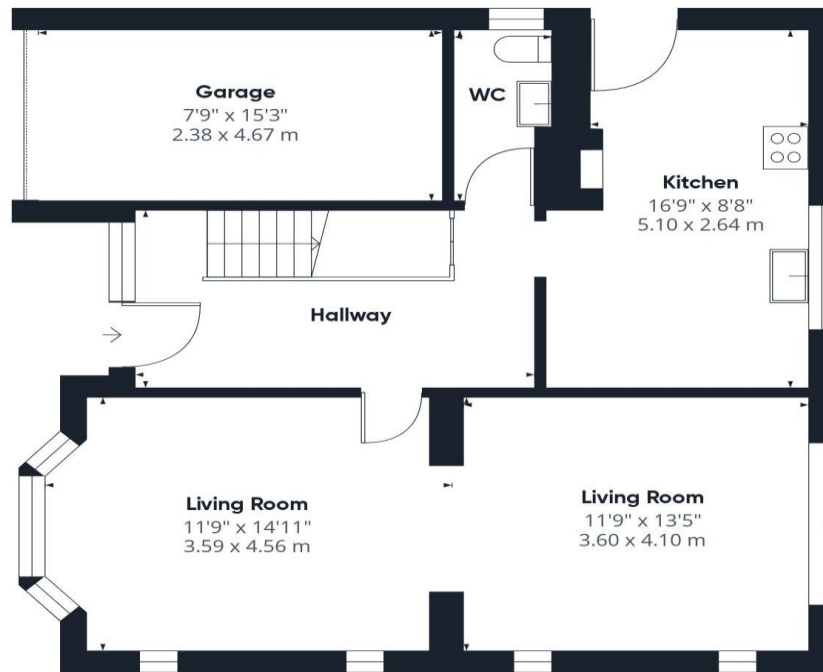


KEY POINTS

- Great location close to beaches
- Generous S/W garden
- Four bedrooms
- Spacious living room
- Kitchen/diner
- Driveway and garage



The Consumer Protection from Unfair Trading Regulations 2008 (CPRs). These details are for guidance only and complete accuracy cannot be guaranteed. If there is any point, which is of particular importance, verification should be obtained. They do not constitute a contract or part of a contract. All measurements are approximate. No guarantee can be given with regard to planning permissions or fitness for purpose. No apparatus, equipment, fixture or fitting has been tested. Items shown in photographs are NOT necessarily included. Interested Parties are advised to check availability and make an appointment to view before travelling to see a property.



Ground Floor

Approximate total area⁽¹⁾

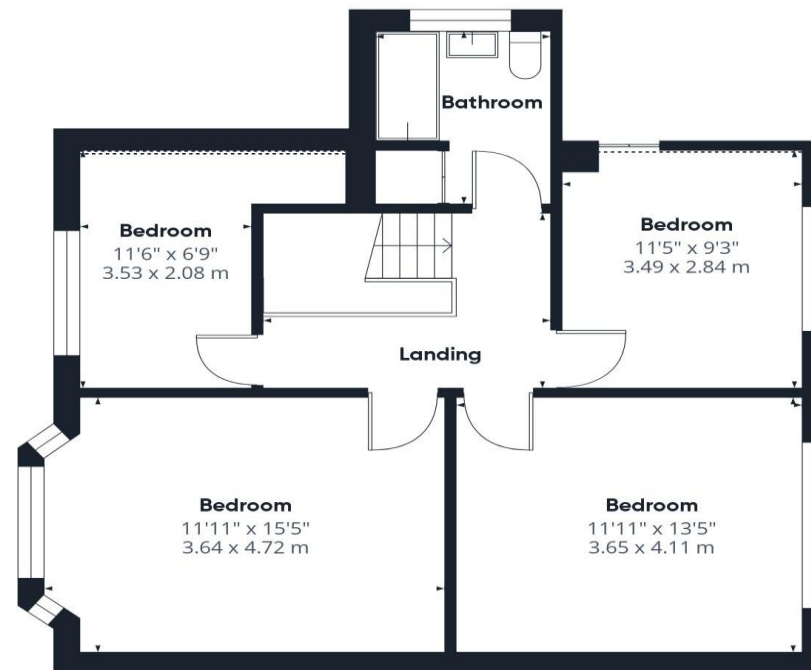
1423 ft²

132.2 m²

Reduced headroom

3 ft²

0.3 m²



Floor 1

(1) Excluding balconies and terraces

Reduced headroom

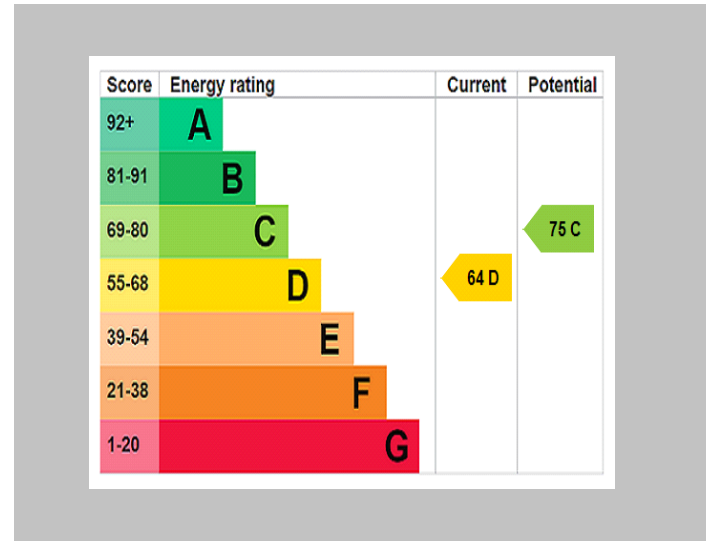
Below 5 ft/1.5 m

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

GIRAFFE 360

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