

81 Holdenhurst Avenue, Boscombe East,
Bournemouth, Dorset, BH7 6RB

Asking Price **£575,000**



4

Bedrooms



2

Living



1

Bathroom



Drive & Garage



EST
1992

THE PROPERTY PROFESSIONALS
Slades Estate Agents

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This four-bedroom detached home is offered chain free!

THIS FOUR BEDROOM DETACHED HOME IS SET WITHIN A FAVOURED LOCATION AND OFFERED FOR SALE CHAIN FREE! WELL-PRESENTED THROUGHOUT BUT WITH ROOM FOR UPDATING IN PLACES, IT WOULD MAKE A GREAT HOME TO PERSONALISE OVER TIME.

The property offers 1442 Sq. Ft of accommodation and benefits from double glazing and gas central heating throughout.

Entering the property an entrance hall offers a cupboard for coat/shoe storage, a door then opening into the main hallway which has doors to all ground floor rooms and stairs leading to the first floor with a ground floor WC beneath.

The living room offers space for a good range of furniture and has a stone fireplace with inset gas fire. A window overlooks the front of property, and a set of French doors open into a garden room which makes a very pleasant seating area and has French doors giving garden access.

A separate dining room overlooks the front of property and offers room for a good-sized table. Alternatively, this room could be arranged as a snug lounge, children's playroom, or a great sized study.

The kitchen is set to the rear of the home with windows overlooking the rear gardens and a door giving garden access. Whilst dated, the kitchen has been very well kept and offers a good range of storage as well as space for a breakfast table.

Moving up to the first floor a spacious landing leads to four well-proportioned bedrooms which could all take a double bed, and the family bathroom.

The bathroom has fully tiled walls and is fitted with a modern white suite to include a low level wc, hand wash basin, and a full-sized bath with a shaped shower end and fitted shower screen.

Outside, front gardens are enclosed by a low level brick wall and are laid to lawn with mature flower/shrub borders.

A dropped kerb leads to a driveway which continues down the side of property, providing parking for several cars, and leading to a detached single garage with up and over door.

The rear gardens boast an array of mature shrubs and hedges giving a great deal of seclusion from neighbouring homes. There is also a patio abutting the rear of the home and a central area of lawn.

Available for the first time in many years, this well loved and look after home is now offered for sale chain free and internal viewing comes highly recommended. Please call us to arrange your personal inspection.



KEY POINTS

No chain

Four generous bedrooms

Two reception rooms

Driveway and garage

Mature gardens

Popular location



Ground Floor

Approximate total area⁽¹⁾

1442 ft²

134.2 m²



Floor 1

(1) Excluding balconies and terraces

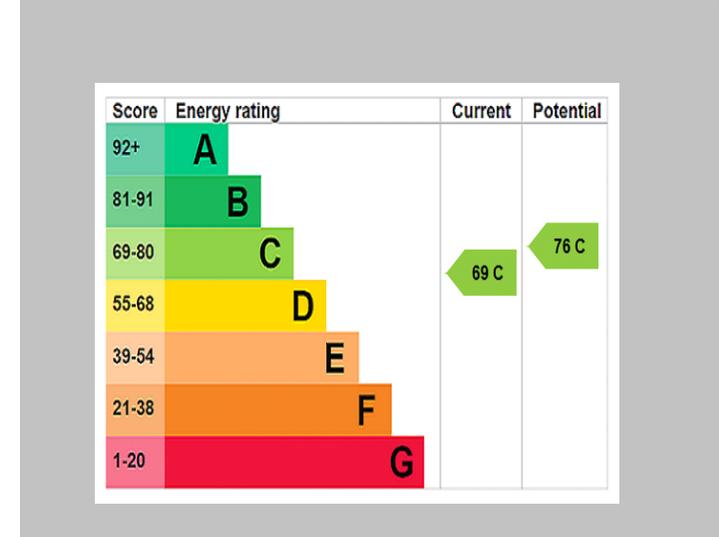
Calculations reference the RICS IPMS 3C standard. Measurements are approximate and not to scale. This floor plan is intended for illustration only.

GIRAFFE 360



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