



Estate Agents

**RICHARD
GODSELL**
Est.1928

Auctioneers

Harewood Avenue, Bournemouth, Dorset, BH7 6NJ

Guide Price £575,000 – Freehold

**Superb Four Bedroom Detached House | Entrance Hallway | Two Reception Rooms | Open Plan Kitchen Diner | Ds Wc
Landing | Four Bedrooms | Three Bathrooms | Garage & Driveway | Rear Garden**

A spacious and beautifully presented four-bedroom, three-bathroom detached family home, ideally situated in a highly convenient location within easy walking distance of local shops at Pokesdown Hill and Southbourne. The property also benefits from excellent transport links and nearby amenities, including Kings Park, Pokesdown train station, and major employers such as JP Morgan, Bournemouth Hospital, and Littledown Leisure Centre. The property offers generous and flexible accommodation throughout, including two reception rooms, a stunning open-plan kitchen/dining area, a ground-floor cloakroom, and four well-proportioned bedrooms, two of which benefit from en-suite shower rooms. Further highlights include a re-tiled roof, detached garage, off-road parking, and a low maintenance landscaped rear garden. Viewing is highly recommended.

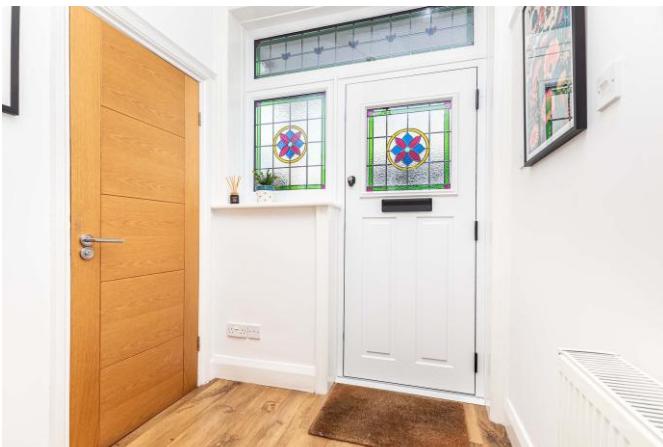
The accommodation is entered via a welcoming hallway with a staircase to the first floor and doors to all principal ground-floor rooms. To the front of the property is a cosy lounge featuring a bay window. The second reception room has been opened into the kitchen/diner to create an impressive open-plan living space, again benefitting from a bay window with shutters and an original fireplace. The kitchen is fitted with a sleek range of handleless gloss-fronted units with contrasting work surfaces and includes integrated appliances such as an oven, hob, washing machine, and dishwasher, with space for a fridge/freezer. A further feature fireplace adds character, while bi-folding doors open directly onto the rear garden, creating an excellent space for entertaining. A useful ground-floor cloakroom and cupboard housing the boiler complete the ground-floor accommodation.

On the first floor, the landing provides access to four excellent-sized bedrooms, two of which enjoy modern en-suite shower rooms, in addition to a contemporary family bathroom. Loft access is available from the landing. Externally, the property benefits from a front driveway providing parking for two to three vehicles, a detached garage, and a low maintenance landscaped rear garden featuring a patio area and raised planting beds, ideal for outdoor dining and relaxation.

Tenure: Freehold

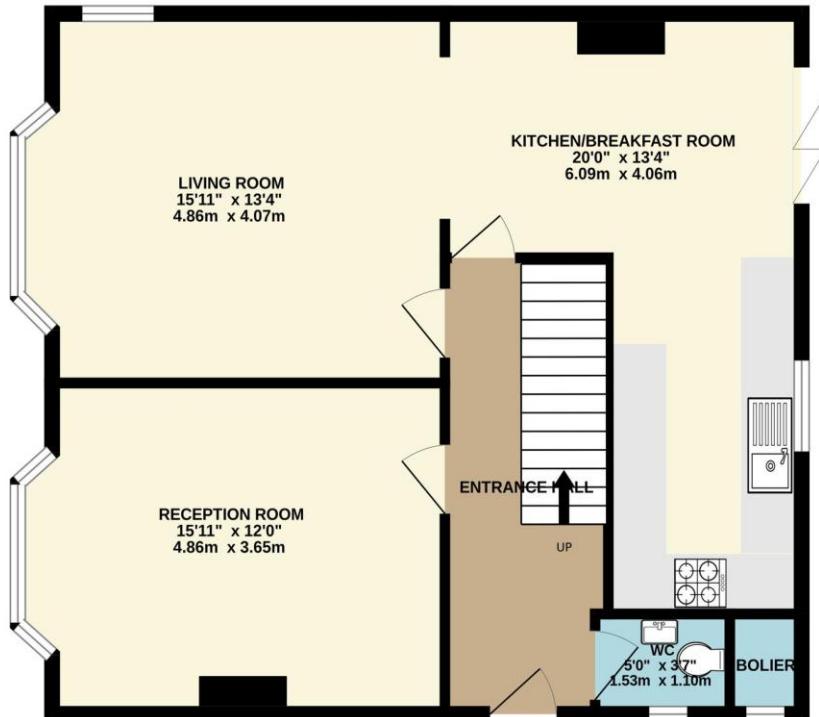
Council Tax Banding: E

EPC Rating: to be confirmed

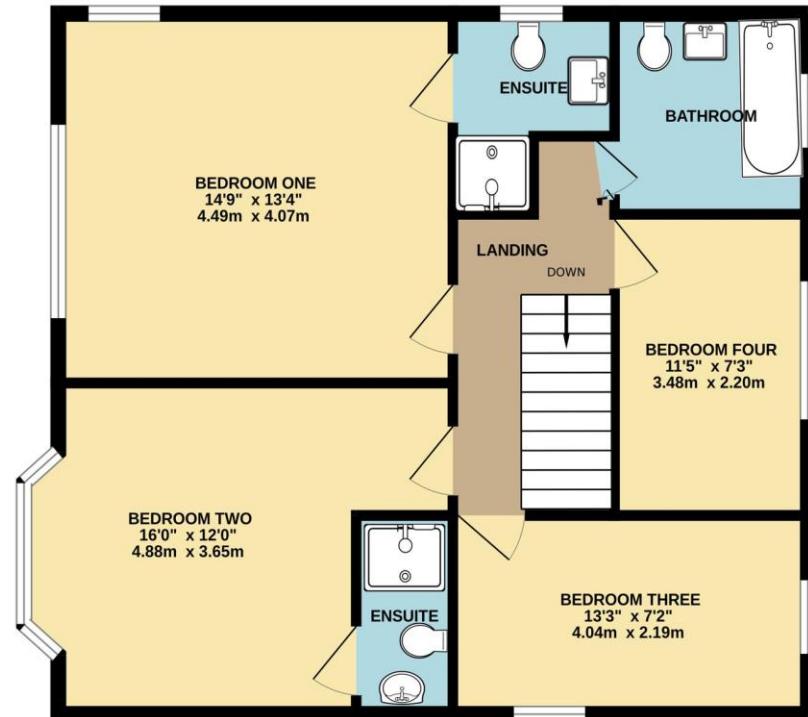




GROUND FLOOR
718 sq.ft. (66.7 sq.m.) approx.



1ST FLOOR
717 sq.ft. (66.6 sq.m.) approx.



TOTAL FLOOR AREA : 1435 sq.ft. (133.3 sq.m.) 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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