



Estate Agents



Auctioneers

# Southlands Avenue, Hengistbury Head, Bournemouth, BH6 4HJ

## Guide Price £725,000 – Freehold

**Spacious Detached Chalet-Bungalow in Cul de Sac Location**  
**Porch | Hallway | Two Reception Rooms | Master Bedroom with En-Suite | Further Ground Floor Bedroom**  
**Kitchen/Conservatory | Stairs to First Floor Bedroom and En-Suite W/C | Garage & Driveway | Secluded Rear Gardens**  
**No Chain**

A rare opportunity to purchase a spacious detached chalet bungalow situated on a large plot at the end of a quiet cul de sac in the heart of Hengistbury Head - just a short walk to the stunning Headland and beaches as well as local shops at Tuckton and riverside walks along the Stour. The property boasts over 1900sqft of accommodation and features UPVC double glazing, gas central heating, two separate ground floor reception rooms, master bedroom with en-suite, further downstairs bedroom, kitchen/breakfast room, conservatory and a further double bedroom with w/c on the first floor. There is a garage and driveway for 2/3 cars. The property is offered for sale with no upper chain.

Enter via the porch into the generous hallway with doors to other rooms and stairs to the first floor. The main reception room has double aspect windows to the front and side, whilst the second reception room is at the rear of the property; there is a 17' x 11' kitchen/breakfast room which has an extensive range of units and leads to the 14' x 12' conservatory/third reception room - which enjoys views over the garden. There is a large double bedroom plus a bathroom, and an extended master bedroom with its own en-suite bathroom comprising of bath, shower and w/c. Upstairs there is another generous double bedroom, again with en-suite w/c and basin.

Outside, the bungalow is surrounded by lovely secluded gardens. The front garden is laid to lawn with mature borders and there is a driveway which provides parking for 2/3 cars and leads to the Garage. Gated side entrance and a courtyard area behind the garage. The rear garden enjoys a sunny aspect and is mainly laid to lawn with mature borders. Garden shed. Summerhouse.

Council Tax Band: E

EPC Rating: 55 | D







Total Area: 184.4 m<sup>2</sup> ... 1985 ft<sup>2</sup>  
 All measurements are approximate and for display purposes only



Disclaimer These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. We have not carried out a detailed survey nor tested the services, appliances and specific fittings. Room sizes should not be relied upon for carpets and furnishings. The measurements given are approximate. No person in this firm's employment has the authority to make or give any representation or warranty in respect of the property.

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