



46 Harland Road, Hengistbury Head,
Bournemouth, BH6 4DW

Guide Price **£950,000**

 3/4

Bedrooms

 2/3

Living

 2

Bathroom & Ensuite



Drive & Garage



EST
1992

THE PROPERTY PROFESSIONALS
Slades Estate Agents

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A great opportunity within a sought-after coastal location!

SET WITHIN ONE OF HENGISTBURY HEADS MOST FAVOURED ROADS THIS EXTENDED DETACHED HOME FEATURES AN OPEN PLAN KITCHEN/DINING/DAY ROOM WITH BI-FOLDING DOORS LEADING ON TO A SIZEABLE SOUTH-WESTERLY FACING REAR GARDEN.

Superbly located, this detached home is just a short (0.3 mile) walk from local beaches and the promenade which leads along the Bournemouth's 7-mile stretch of golden sandy beaches.

The property has been extended and remodelled in relatively recently, and an attractive modern slate roof fitted to both the main house and its sizeable Entrance porch.

Entering through the porch, a sizeable hallway makes for a very pleasant entrance and leads to all ground floor rooms, and a ground floor WC.

Designed with family living in mind the property boasts an excellent open plan kitchen/day room which offers plentiful room for dining and day to day living and features bi-folding doors leading on to the South-Westerly facing rear garden. Adjacent to the kitchen there is also a separate utility/laundry room.

Additional living space is provided via a good-sized formal lounge which overlooks the front of property and has an additional smaller window to the rear aspect helping to keep the room bright.

The ground floor offers a further flexible room which is currently arranged as a home salon, but could equally make a large study, children's playroom or ground floor (4th) bedroom.

Moving up to the first floor a generous landing has a large window over and leads to all three first floor bedrooms and the family bathroom.

Two bedrooms make for large double rooms with bedroom three making a generous single or a small double. The master bedroom also has an en-suite with a walk-in shower, wc and hand wash basin.

The family bathroom has been recently updated and fitted with a white suite to include a full-sized bath with shower over, a hand wash basin set within a double vanity cupboard, wc with enclosed cistern and vanity mirror with backlighting.

From the landing, a pull-down ladder leads to the loft which has been partly converted with a large gable end window fitted to give plentiful natural light.

Outside, the front has been laid with an attractive brick paviour drive, providing plentiful parking for several vehicles. Double gates lead to a side driveway offering further secure parking if required (width restricted) and leading to a detached, oversized single garage.

The rear gardens benefit from a South-Westerly aspect and are arranged in two parts, the first adjoining the rear of the property and accessible via the kitchen/day room bi-folding doors has been laid to patio with an in-built seating and bar-b-q area. Steps lead up to the second garden area which is laid to lawn and has a good-sized outbuilding to the rear which offers good storage or could be used as workshop or similar.

A great family home in a wonderful location internal viewing is advised. Please call us to arrange your accompanied inspection.

TENURE: FREEHOLD
COUNCIL TAX BAND: E



KEY POINTS

South-Westerly rear garden

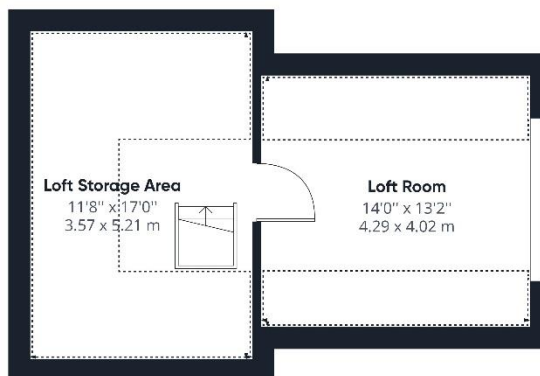
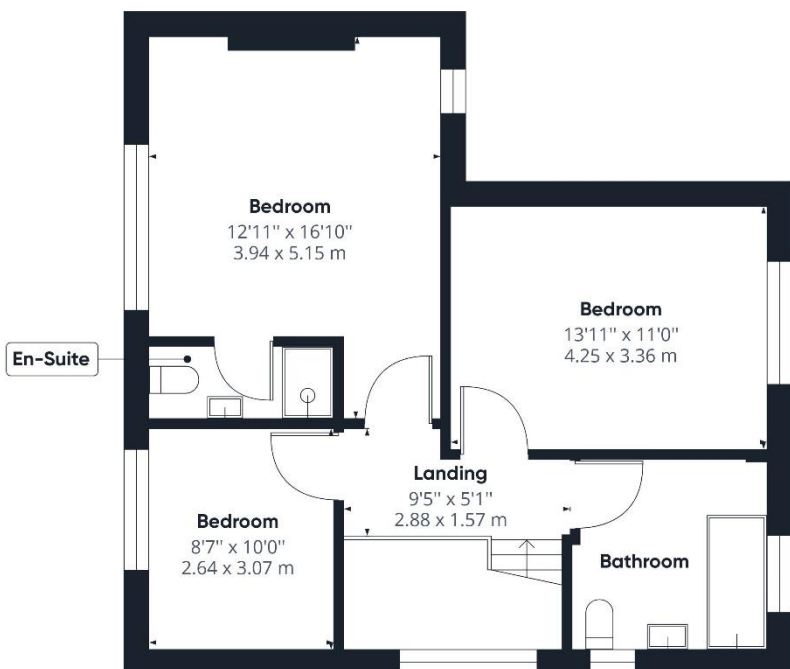
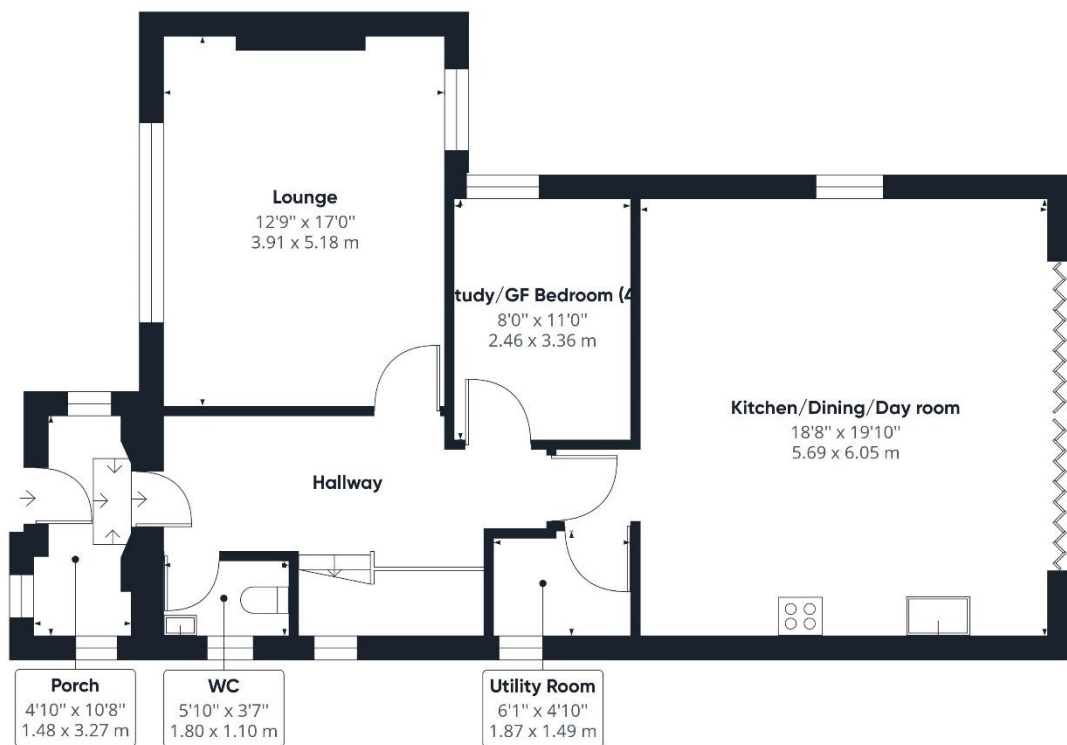
Close to beaches

Open plan Kitchen/day room

Formal lounge

¾ bedrooms

Plentiful parking and garage

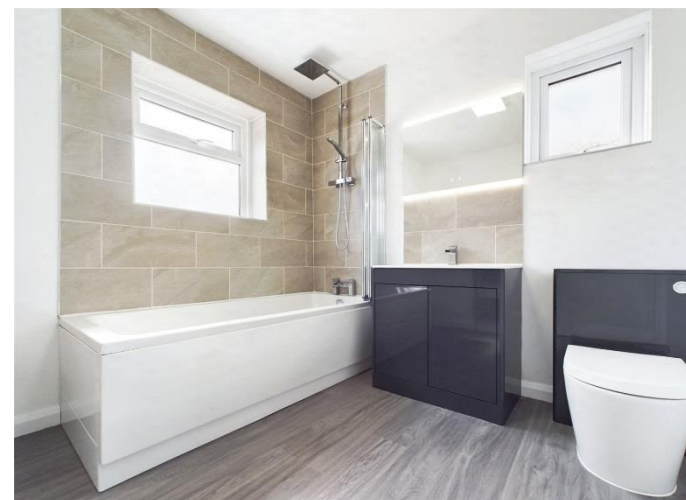


Approximate total area⁽¹⁾

1624 ft²

150.87 m²

The above excludes the loft area and loft room



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.

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