



83 Holdenhurst Avenue, Boscombe East,  
Bournemouth, BH7 6RB

Guide Price **£600,000**



3

Bedrooms



2

Living



2

Bathroom/Ensuite



Drive & Garage



EST  
1992

THE PROPERTY PROFESSIONALS  
Slades Estate Agents

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# An extended home on a generous plot offered chain free!

**THIS EXTENDED DETACHED HOME OCCUPIES A GENEROUS PLOT INCORPORATING A GOOD-SIZED REAR GARDEN, THROUGH DRIVEWAY, CAR-PORT AND DETACHED GARAGE. IT OFFERS IMMACULATLY PRESENTED AND SPACIOUS ACCOMMODATION AND IS OFFERED FOR SALE CHAIN FREE.**

Entering the property an entrance hall offers built in storage and space for coats/shoe storage. A further door then leads to the main hallway which has doors to all ground floor rooms, a ground floor WC, and stairs to the first floor.

The main living room features a dual aspect with a window overlooking front gardens, and a set of sliding patio doors leading on to the superb rear garden. This generous room gives space for a wide range of furniture and has an attractive stone fireplace with inset electric fire. A second reception room overlooks the front of property and is currently arranged as a second sitting room, but would equally make a formal dining room, study, or child's playroom.

The kitchen/breakfast room overlooks the rear gardens and offers room for a fair-sized breakfast/dining table. There is a good range of fitted cupboards and plentiful working surfaces, an integrated fridge/freezer, dishwasher and hob finished in stainless steel with a matching over beneath.

A door from the kitchen leads to a rear vestibule giving access to the rear garden and side driveway. A sliding door also leads to a utility/laundry room which has a sink and space for several appliances.

Moving up to the first floor, a generous landing has a front aspect window and doors leading to all first-floor rooms.

There are three double bedrooms all of which benefit from built in wardrobes. The master bedroom is particularly spacious and has a large en-suite fitted with a full-sized

bath, low level wc and hand wash basin set within a vanity storage unit.

The family bathroom has fully tiled walls and is fitted with a white suite to include a bath with shower over, wc with enclosed cistern and hand wash basin set within a vanity unit.

Outside, the front is enclosed by a low-level brick wall, gardens laid with artificial turf and bordered by an array of well-tended shrubs. Double gates open on to an attractive driveway which continues down the side of property where there is a car port and single garage served by an up and over door. The rear garden has been superbly landscaped, a wide range of mature shrubs and bushes giving a great deal of seclusion from neighbouring homes. There is a patio area abutting the lounge patio doors and a bar-b-q area, remaining gardens laid to well-tended lawn.

Offered for sale with no onward chain we believe this property presents an excellent opportunity within a sought-after residential location. Please call us to arrange your accompanied inspection.

THE TENURE: FREEHOLD

COUNCIL TAX BAND: E

**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.



## KEY POINTS

No onward chain

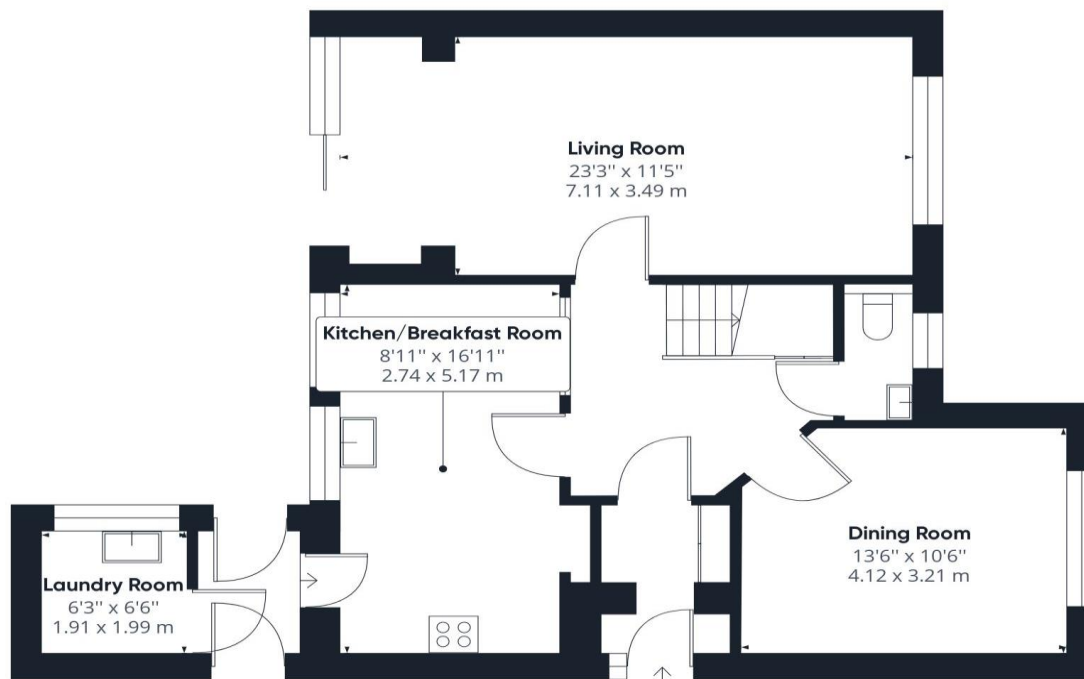
Driveway, car port and garage

Immaculate presentation

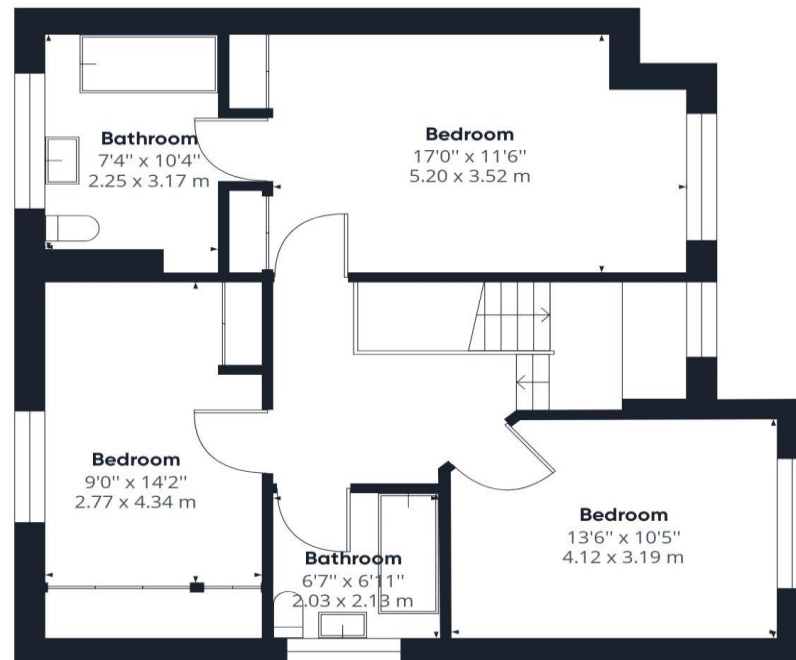
Double glazing and GCH

Superb gardens

Three double bedrooms



Ground Floor



Floor 1

Approximate total area<sup>(1)</sup>

1531.66 ft<sup>2</sup>

142.30 m<sup>2</sup>



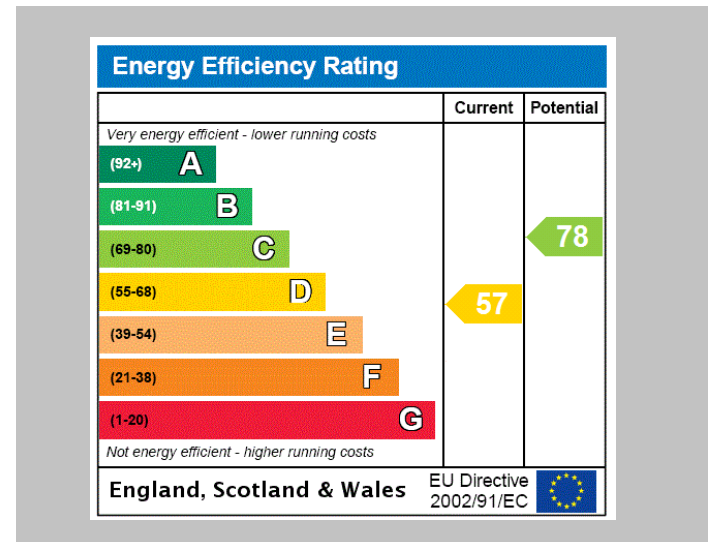
(1) Excluding balconies and terraces

While every attempt has been made to ensure accuracy, all measurements are approximate, not to scale. This floor plan is for illustrative purposes only.

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