



**Hill View Road  
Bournemouth, BH10 5BQ**

# FREEHOLD PRICE

## £425,000

***“Versatile detached chalet home only yards from Hill View School providing 3 bedrooms, 2 shower rooms, lounge/dining room and detached garage”***

This well-appointed detached chalet home offers 3 double bedrooms, ground and first floor shower rooms, open plan lounge and dining space and a modern fitted kitchen/breakfast room, driveway, parking and secure, gated access to a detached garage.

The property is located on a short, level walk of only 50 yards to Hill View Shopping Parade, Post Office and Hill View School, with regular bus services and access to Redhill Common and the recreation ground.

Other benefits include gas central heating, double glazing, driveway with parking for 2/3 vehicles, providing a private section of drive secured by timber gates leading to the detached garage and garden.

- **Entrance hall**
- **Lounge/Dining area** with 2 double glazed bay windows, stairs to the first floor with storage below
- **Kitchen/breakfast room** with comprehensive range of base and wall mounted units with adjacent worktops, integrated oven and grill, inset 4 ring gas hob, extractor above, 1.5 bowl sink with double glazed window above and double glazed door and window to the side aspect
- **Ground floor bedroom** with double glazed window and built in wardrobes
- **Shower room** with shower cubicle, WC, double glazed window
- **First floor landing** with Velux style window
- **Bedroom 1** with Velux window and further double glazed windows, built in wardrobes
- **Bedroom 2** double glazed window
- **Shower room** with shower cubicle, WC, wash hand basin and Velux style window
- **Outside** the front driveway provides off road parking and attractive area of garden with lawn and shrub borders, dwarf wall and well maintained hedging, double timber gates lead to enclosed section of driveway
- **Tandem garage** 16'0" x 8'4" up and over door
- **Workshop/garden store** 8'4" x 6'9"
- **Rear garden** (62'0" x 38'0") mature rear garden with sections of patio, level lawn, bordered with specimen trees. Timber summerhouse enclosed by timber fencing and side door to garage

**COUNCIL TAX BAND: D**

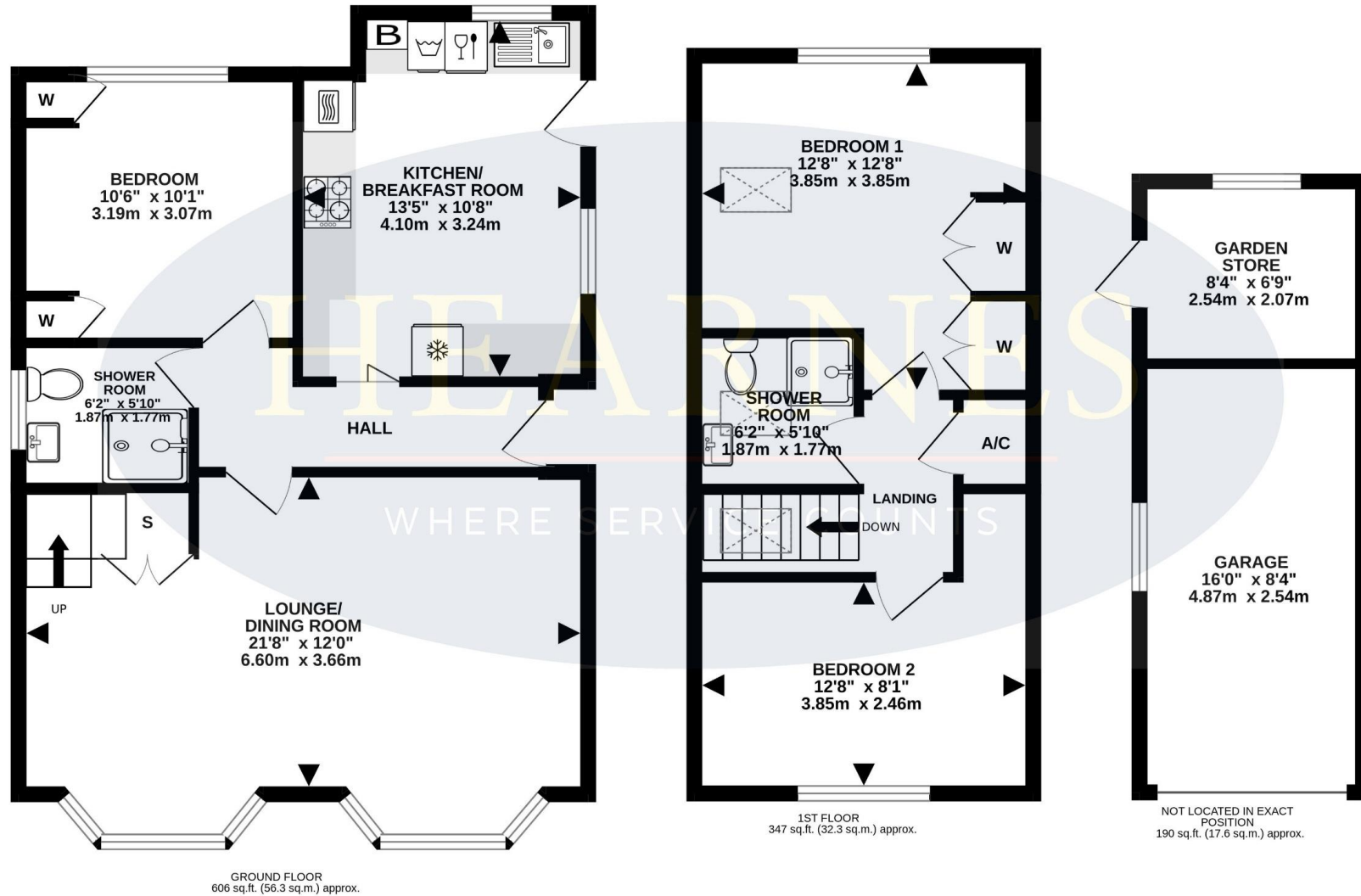
**EPC RATING: D**

AGENTS NOTE: The heating system, mains and appliances have not been tested by Hearnese Estate Agents. Any areas, measurements or distances are approximate. The text, photographs and plans are for guidance only and are not necessarily comprehensive.



TOTAL FLOOR AREA : 1143 sq.ft. (106.2 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.  
Made with Metropix ©2025



6-8 Victoria Road, Ferndown, Dorset. BH22 9HZ Tel: 01202 890890 Email: ferndown@hearnes.com www.hearnes.com

OFFICES ALSO AT: BOURNEMOUTH, POOLE, RINGWOOD & WIMBORNE

