



HEARNES

WHERE SERVICE COUNTS



An immaculately presented three bedroom detached house located in a sought after residential and school catchment location within easy reach of Bournemouth Town Centre and main transport links whilst being only a moments walk the Redhill Park and woodland. The property has been superbly updated and remodelled by the current owner featuring a high specification bathroom and luxury open plan living whilst also benefitting from a sunny aspect rear garden and off road parking.

On entering the property a hallway, with stairs leading to the first floor landing, opens into the impressive open plan living area featuring a living area and high specification kitchen offering a comprehensive range of floor and wall mounted units finished with a matching work surface, large island work space and further utility area. The ground floor accommodation is complete with a WC.

Situated on the first floor are the property's three bedrooms, two of which are generously sized double rooms. The accommodation is complete with a luxury fitted family bathroom comprising a WC, wash hand basin, bath and walk in shower area.

Externally, a particular feature of the property, is the sunny aspect rear garden having been superbly landscaped by the current owners and offering an ideal outdoor dining and entertaining area. The property also benefits from access to the basement offering ideal storage and potential to create further living space, subject to necessary permissions. To the front the property benefits from off road parking.

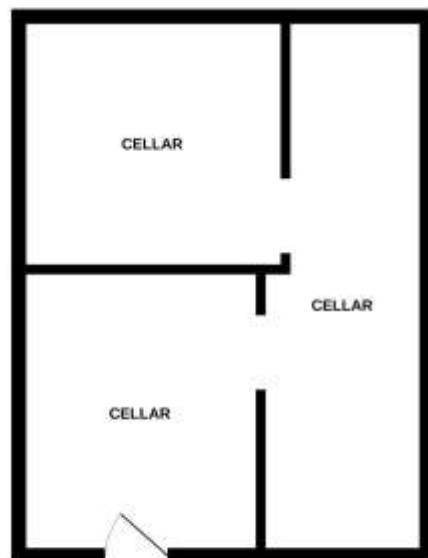
**EPC RATING: D**

**COUNCIL TAX BAND: C**

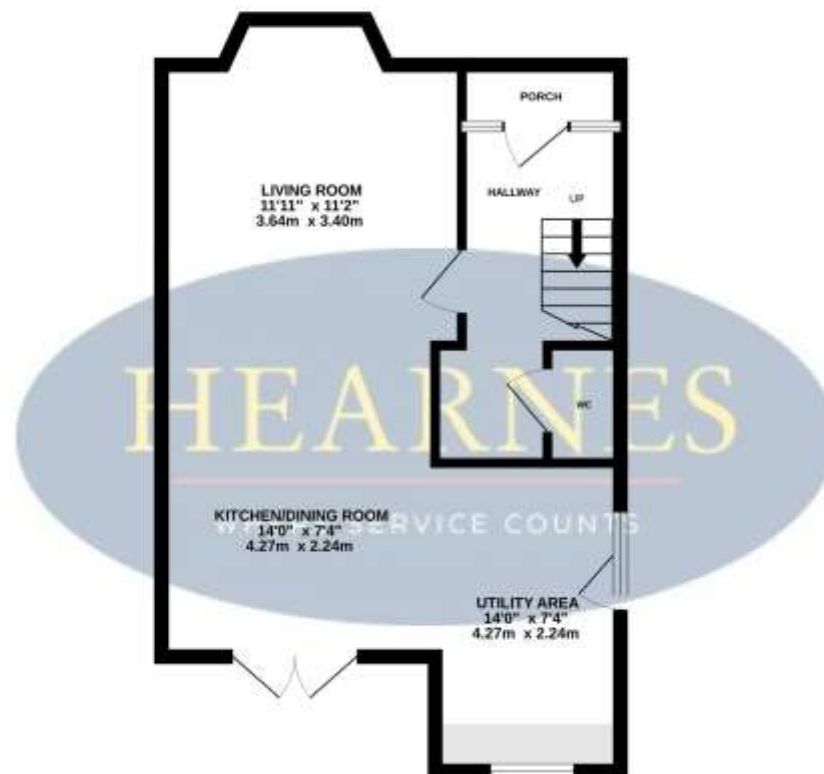
AGENTS NOTE: The heating system, mains and appliances have not been tested by Hearnese Estate Agents. Any areas, measurements or distances are approximate. The text, photographs and plans are for guidance only and are not necessarily comprehensive. We endeavour to make our sales particulars as accurate as possible. However, their accuracy is not guaranteed and we have not had sight of the title documents. The buyer is advised to obtain verification from their solicitor in respect of the tenure of the property.



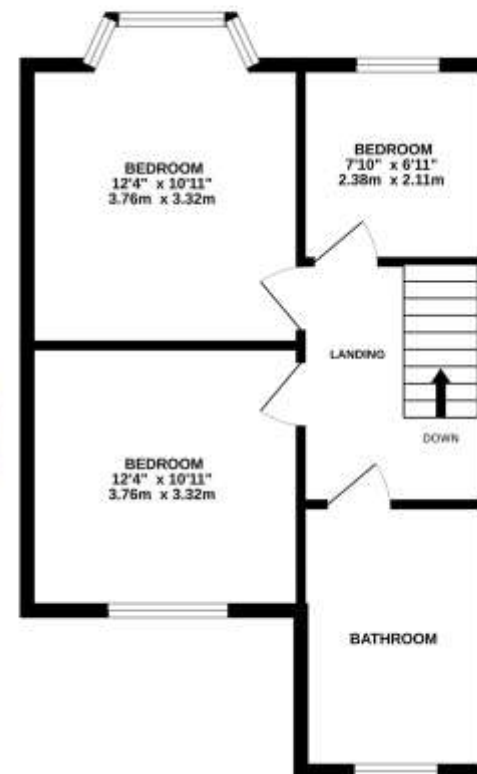
BASEMENT



GROUND FLOOR



FIRST FLOOR



TOTAL FLOOR AREA : 914sq.ft. (84.9 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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