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WHERE SERVICE COUNTS

**Saxonhurst Road
Northbourne, BH10 6JL**

FREEHOLD PRICE

£400,000

“A superbly positioned family home with a 65ft west facing rear garden and NO chain”

This superbly positioned and well presented three bedroom detached family home has a detached single garage, 65ft west facing garden and driveway.

The property has a tremendous amount of scope with the potential to enlarged and enhanced subject to the necessary planning consents. Saxonhurst Road falls within the Hillview School catchment and the property now comes to the market offered with no onward chain.

- **A three bedroom detached family home with a 65ft garden and no chain**
- **Entrance hall**
- **25ft dual aspect lounge/dining room** with sliding patio doors and a dining area leading out into a secluded west facing rear garden
- **14ft Kitchen** incorporating roll top work surfaces, base and wall units, integrated oven, hob and extractor, recess and plumbing for washing machine, space for fridge/freezer, wall mounted gas fired boiler, fully tiled walls, tiled floor and a double glazed door leading out into the rear garden

First floor

- **Bedroom one** is a good sized double bedroom benefitting from an excellent range of fitted bedroom furniture
- **Bedroom two** is also a double bedroom benefitting from fitted bedroom furniture
- **Bedroom three** is a single bedroom
- **Family shower room** incorporating a good sized enclosed walk-in shower area, pedestal wash hand basin, WC, fully tiled walls and flooring

Outside

- **The rear garden** measures approximately 65ft in length and faces a westerly aspect. Adjoining the rear of the property there is a blocked paved patio. The remainder of the garden is predominately laid to lawn bordered by well stocked flower beds
- A side driveway provides generous **off road parking** and in turn leads down into a detached single garage
- **20ft Detached single garage/workshop** has a metal up and over door and a side personal door
- **Further benefits** include double glazing, a gas fired heating system and the property now comes to the market offered with no onward chain

Ferndown offers an excellent range of shopping, leisure and recreational facilities. Ferndown town centre is located approximately 4.5 miles away. Bournemouth offers a further array of shopping, leisure and recreational facilities along with miles of sandy bathing beaches. Bournemouth town centre is located approximately 4 miles away.

COUNCIL TAX BAND: D

EPC RATING: D



AGENTS NOTES: 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. Whilst reasonable endeavours have been made to ensure that the information in our sales particulars are as accurate as possible, this information has been provided for us by the seller and is not guaranteed. Any intending buyer should not rely on the information we have supplied and should satisfy themselves by inspection, searches, enquiries and survey as to the correctness of each statement before making a financial or legal commitment. We have not checked the legal documentation to verify the legal status, including the leased term and ground rent and escalation of ground rent of the property (where applicable). A buyer must not rely upon the information provided until it has been verified by their own solicitors.

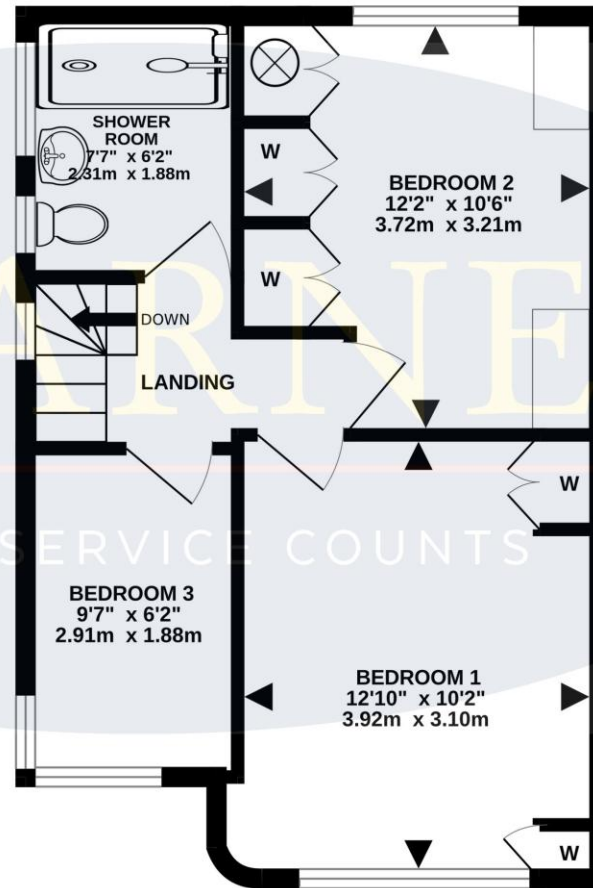
TOTAL FLOOR AREA : 1003 sq.ft. (93.2 sq.m.) approx.

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.

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GROUND FLOOR
441 sq.ft. (41.0 sq.m.) approx.



1ST FLOOR
402 sq.ft. (37.3 sq.m.) approx.



NOT LOCATED IN EXACT
POSITION
160 sq.ft. (14.9 sq.m.) approx.

