



Hayes Avenue

Bournemouth, BH7 7AD

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NEW FOREST





The Property

This beautifully renovated, four double-bedroom detached house is located in a sought-after residential area, within walking distance of Kings Park playing fields and local amenities. The property offers modern, spacious living with a large open-plan kitchen/dining room, a cozy living room with a feature fireplace and a south-facing garden, ideal for entertaining.

Ground Floor: Enter through a grand hallway complimented by meticulously refurbished panelling which leads to a modern kitchen/dining area with integrated appliances and French doors to the garden. The living room features a bay window and fireplace. A separate utility room and downstairs WC complete the bright and airy ground floor.

A wrap around staircase with storage below leads to four double bedrooms, including a spacious and bright principal bedroom with an ensuite. The family bathroom is both stunning and luxurious with high quality fittings.



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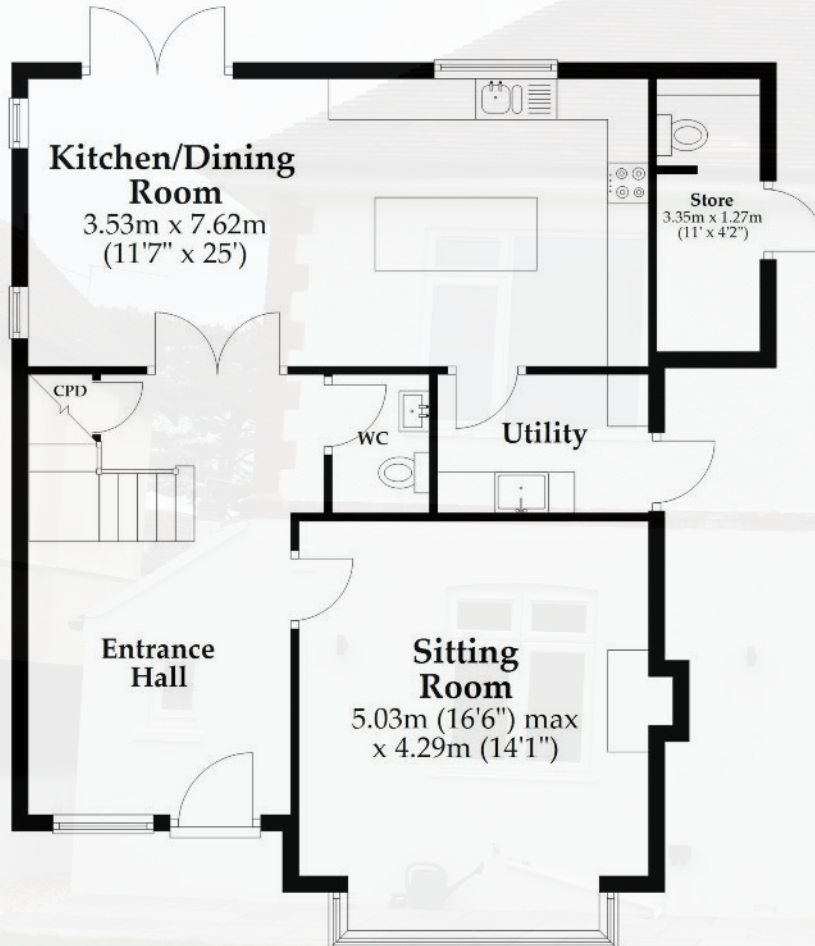
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FLOOR PLAN

Note: Measurements were not taken by LJT Surveying and we cannot guarantee their accuracy.

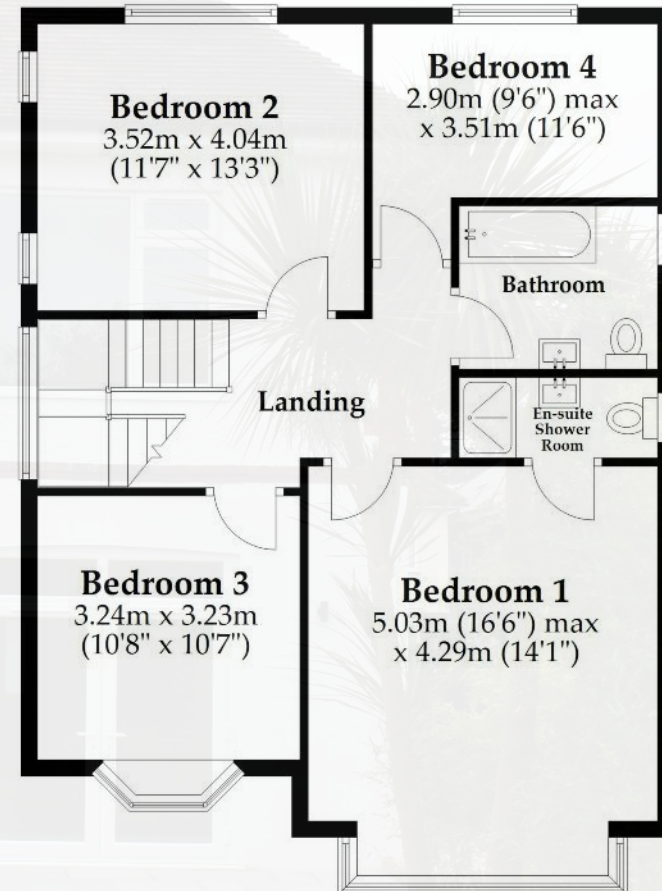
Ground Floor

Main area: approx. 74.1 sq. metres (798.0 sq. feet)
Plus store, approx. 4.3 sq. metres (45.8 sq. feet)



First Floor

Approx. 74.1 sq. metres (797.7 sq. feet)



Main area: Approx. 148.2 sq. metres (1595.7 sq. feet)
Plus store, approx. 4.3 sq. metres (45.8 sq. feet)

This plan is not to scale and is for general guidance only. LJT Surveying Ltd Ringwood





Directions

From Ringwood, join the A31 heading west, then take the exit for the A338 heading south towards Bournemouth. Continue over the Cooper Dead flyover and take the exit to Kings Park roundabout and take the 3rd exit. Then take the first left down Hayes Avenue and the property can be found on your right hand side.

The Situation

Bournemouth is approximately 1.8 miles away, offering an extensive variety of shops, restaurants, cafés, bars and leisure facilities, and the stunning blue flag sandy beaches are just a further half a mile away. The A35 is easily accessible, providing links to Westbourne, Branksome and Poole Harbour (approximately 6 miles). For the commuter the A338 joins the A31 & M27 linking to Southampton (approximately 30 miles east), Winchester (via the M3) and London (via M3/M25). There is a mainline railway station in Bournemouth, and an international airport at nearby Hurn.

Services

Energy Performance Rating: D

Council Tax Band: E

Water: Mains

Electricity: Mains

Drainage: Mains

Heating: Gas Mains

Ofcom Internet Speed: 1,000 Mbps



Grounds & Gardens

The property includes a low-maintenance driveway and a large, private rear garden with a patio area and the rest being laid to lawn. Additional features include a wooden shed and a brick-built store room with a gardeners WC.

Situated near Kings Park, AFC Bournemouth, and within easy reach of Bournemouth, Poole, and Christchurch, this home is ideally located for both convenience and leisure. It's also within the catchment area for excellent schools, making it perfect for families.

Viewing

By prior appointment only with the vendor's selling agents Spencers of the New Forest.

Spencers of The New Forest would like to point out that all measurements set out in these particulars are approximate and are for guidance only. We have not tested any apparatus, equipment, systems or services etc and cannot confirm that they are in full for efficient working order or fit for purpose. No assumption should be made as to compliance with planning consents or current usage. Nothing in these particulars is intended to indicate that any carpets or curtains, furnishings or fittings, electrical goods (whether wired or not), gas fires or light fittings, or any other fixtures not expressly included form any part of the property being offered for sale. Whilst we endeavour to make our sales particulars accurate and reliable, if there is any point which is of particular importance to you, please contact us and we will be happy to confirm the position to you.



For more information or to arrange a viewing please contact us:

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