

7 HAREWOOD GARDENS
BOURNEMOUTH
BH7 7RH

FREEHOLD
GUIDE PRICE
£500,000 - £525,000

"A superbly positioned, three bedroom, two bathroom, detached bungalow with a private and secluded wrap around garden, double garage and off road parking in a desirable cul de sac a short distance to Southbourne"

Winkworth

for every step...

GUIDE PRICE £500,000 - £525,000

Three Bedrooms
Kitchen / Dining Room
Kitchen / Breakfast Room
Conservatory
Off Road Parking
Double Garage
Wrap Around Garden

EPC: D | COUNCIL TAX: E | FREEHOLD

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Why Harewood Gardens?

Harewood Gardens enjoys a peaceful cul-de-sac location ideally located in the heart of Boscombe East / Littledown. Boscombe East enjoys leafy tree lined avenues with most of the properties built circa 1930. By contrast, Littledown is a more modern development built circa mid 80s. It is conveniently located just a short distance to The Royal Bournemouth Hospital, JP Morgan, and the Littledown centre with its indoor pool, gym, football pitches and plenty of after school activities such as gymnastics. There is a play park for the little ones, a lake and picnic areas. It has a good primary and secondary schools making this a very family friendly area. Local bus routes are approximately 350 meters away with Pokesdown train station less than a mile away for anyone looking to commute. Southbourne's vibrant high street is approximately 1.5 miles away.

The kitchen / breakfast room includes a range of cabinets with integrated oven, hob and appliances with counter tops to complement along with ample space for a table and chairs.

The 'L' shape through lounge / dining room is flooded with natural light and leads out to a large conservatory which provides direct access to the rear garden.

The primary and bedroom two are both double in size with fitted furniture while the primary further enjoys an en-suite bathroom. Bedroom three has built in wardrobes and is currently used as a home office. The family shower room includes a corner shower, wash hand basin and wc with fully tiled walls.

The wrap around garden is private and secluded with a patio area for outside dining with the remainder laid to lawn.











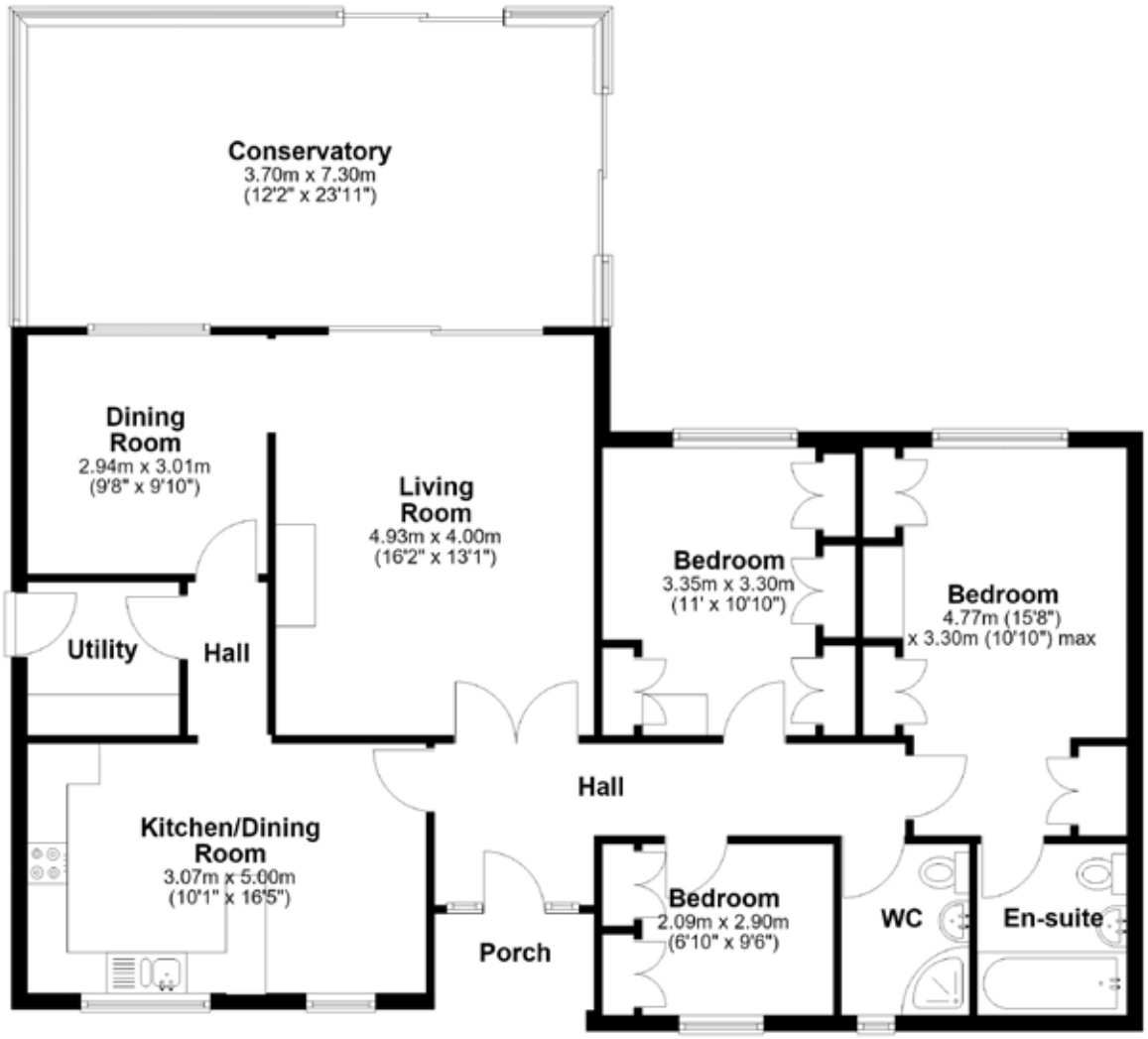






## Ground Floor

Approx. 130.6 sq. metres (1406.2 sq. feet)




Bournemouth Energy Floor Plans are provided for illustration/identification purposes only. Not drawn to scale, unless stated and accept no responsibility for any error, omission or mis-statement. Dimensions shown are to the nearest 7.5 cm / 3 inches. Total approx area shown on the plan may include any external terraces, balconies and other external areas. To find out more about Bournemouth Energy please visit www.bournemouthenergy.co.uk (Tel: 01202 556006)
Plan produced using PlanUp.

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"Before embarking on her career in agency, Lori was a golf professional for many years following a successful amateur career playing at both county and international level. She started in agency in 2004 and has always worked in Bournemouth and the surrounding areas.

While working at her previous agency, she met James where they forged a firm friendship. Their passion to change the way people perceive estate agents, led them to joining forces and purchasing the Winkworth Southbourne franchise together. Lori has always lived in Southbourne and is very passionate about the area. Her children Zak and Kitty attended the local St James primary school. Both her children are now adults so in her spare time she enjoys travelling and big family get-togethers when her youngest is home from university."

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