



39 HAREWOOD
AVENUE
BOSCOMBE EAST
BH7 6NL

FREEHOLD
GUIDE PRICE
£650,000 - £675,000

“A four bedroom, two
reception room,
detached family home
on a sought after tree
lined avenue with off
road parking for
several vehicles and
garage just 650 metres
to local amenities”

Winkworth

for every step...

GUIDE PRICE £650,000 - £675,000

Four Bedrooms
Two Reception Rooms
Conservatory
Kitchen / Breakfast Room
Off Road Parking For Several Vehicles
Garage
Sought After Tree Lined Avenue
Excellent School Catchment

EPC: C | COUNCIL TAX: C | FREEHOLD
01202 434365
southbourne@winkworth.co.uk





Why Harewood Avenue?

Harewood Avenue is set within the heart of Boscombe East. 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 Southbourne, the Royal Bournemouth Hospital 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 also has a good primary and secondary schools making this a very family friendly area. Southbourne high street is a mile and a half away and includes a number of independent cafés, bars, restaurants and shops along with excellent transport links to Christchurch and Poole. Pokesdown train station a mile away for anyone looking to commute.

The kitchen / breakfast room enjoys a range of fitted cabinets, integrated oven and hob with space and plumbing for washing machine and fridge / freezer with a door providing direct access to the rear garden. The lounge is light and airy with double doors leading through to the conservatory with tiled flooring and direct access to the garden. The dining room benefits from a bay window and feature fireplace to the front of the property.

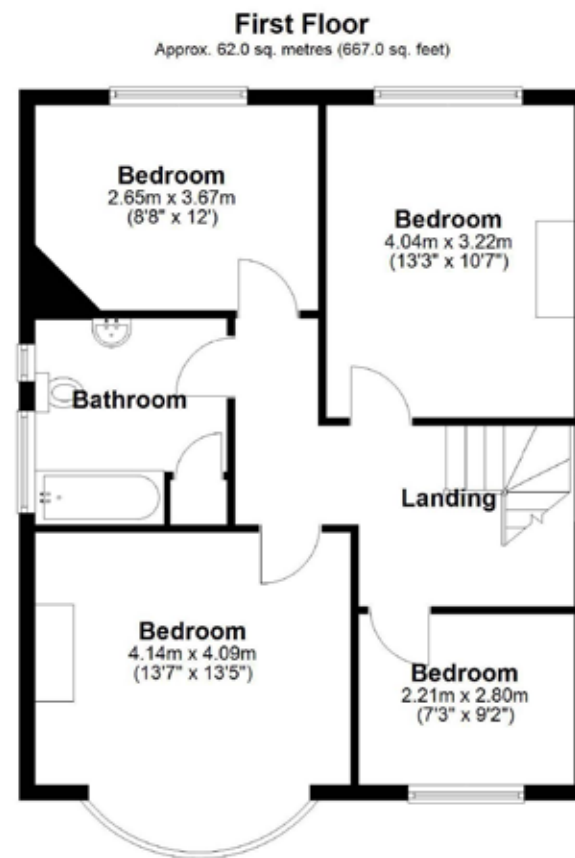
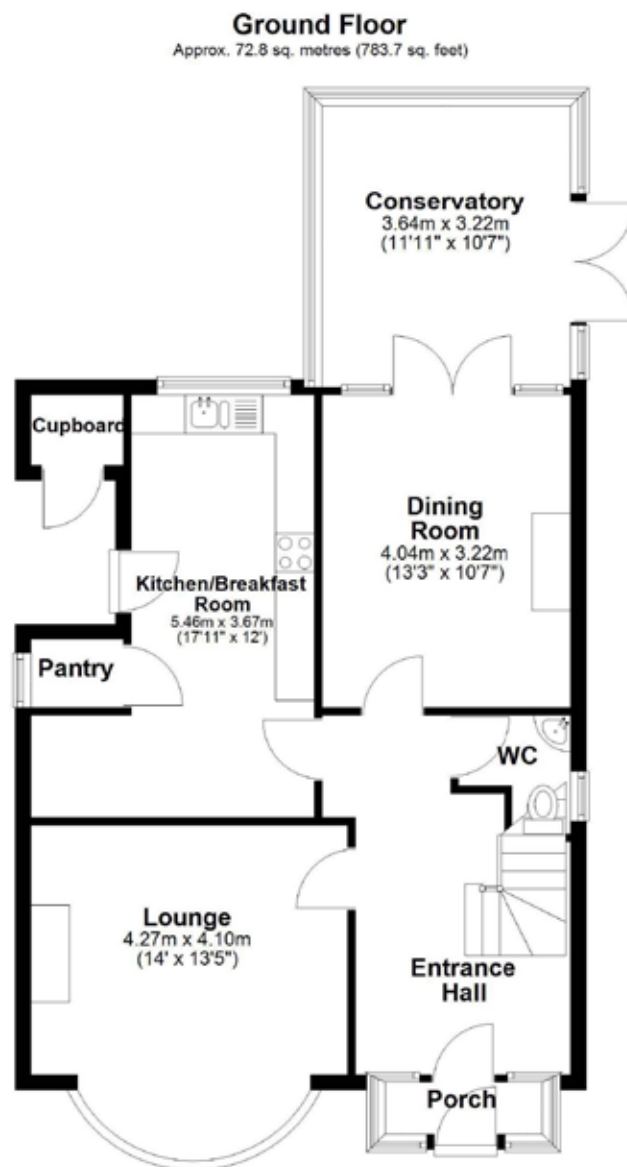
There are four bedrooms located on the first floor serviced by the family bathroom which includes a bath with overhead shower, wash hand basin and wc.

Outside, the rear garden is adorned by mature tree's and shrubs offering a good degree of seclusion, a patio area for outside dining with the remainder part shingle, part lawn.









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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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