



21 HOLMFIELD AVENUE

BOSCOMBE EAST, BH7 6SF

ASKING PRICE - £650,000

Winkworth





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A beautifully presented, three double bedroom, two bathroom family home, with a spacious rear garden, off road parking and scope to extend STPP.

This wonderful family home benefits from two spacious reception rooms and a large, modern conservatory. The formal lounge and dining room both feature high ceilings and have ample space for a range of furniture.

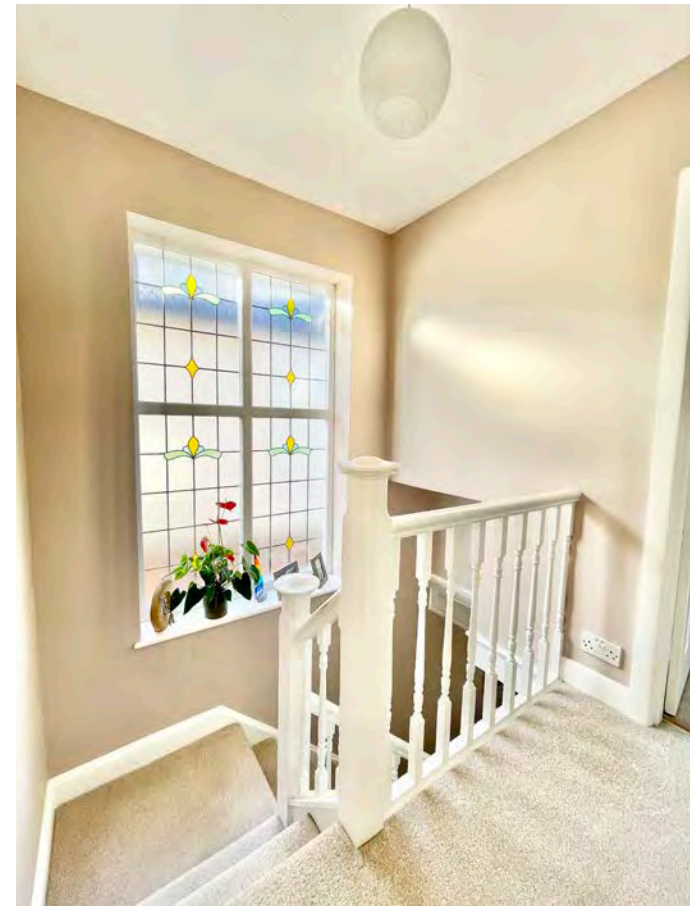
The modern kitchen has contemporary, fitted units as well as a range of appliances including a double oven, gas hob, fridge freezer and dishwasher and a breakfast bar with seating for four and French doors leading to the garden. The welcoming entrance hall has a stunning half turn stair case with a large feature window, filling the house with light, and a modern, tiled downstairs washroom.

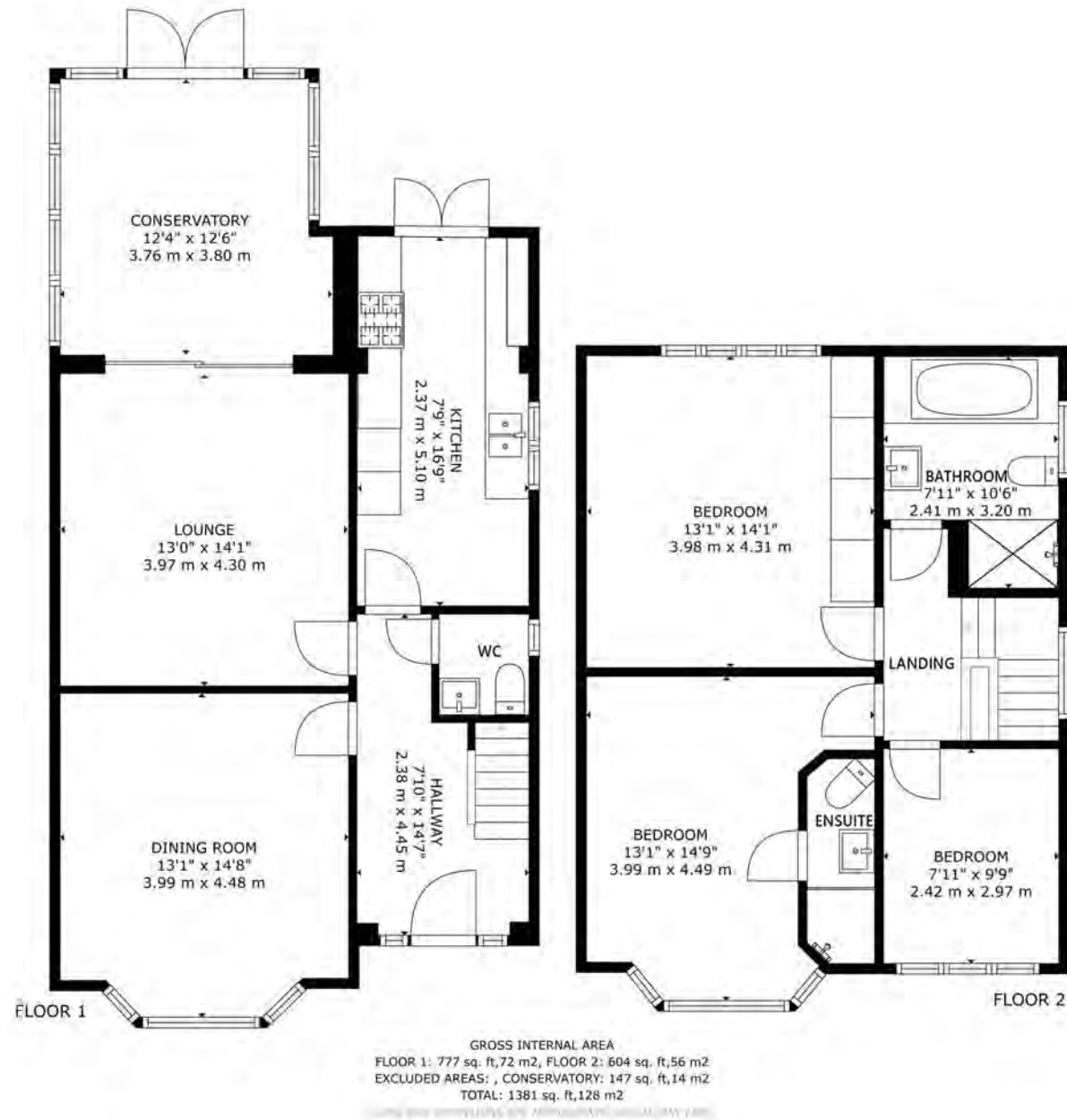
The first floor benefits from three spacious, double bedrooms. The primary bedroom is exceptionally large and has a spacious en-suite shower room and fitted wardrobes, bedroom two is a second generous double bedroom and bedroom three is also a double room, currently used as a home office.

The family bathroom has been beautifully renovated and benefits from a full size bathtub, separate glass enclosed shower, wc and hand wash basin. Outside you will find ample off road parking for several vehicles on the driveway and an outbuilding is situated to the rear, with side gate access. The sunny and expansive rear garden has both a patio area and separate decking space to relax, as well as a large lawn area.

Three Double Bedrooms | Modern Bathroom | Formal Dining Room | Spacious Kitchen | Conservatory | En-suite | Outbuilding | Off Road Parking

EPC: TBC | COUNCIL TAX: E | FREEHOLD





DISCLAIMER:

Winkworth wishes to inform prospective buyers that these particulars are a guide and act as information only. All our details are given in good faith and believed to be correct at the time of issue but they don't form part of an offer or contract. No Winkworth employee has authority to make or give any representation or warranty in relation to this property. All fixtures and fittings, whether fitted or not are deemed removable by the vendor unless stated otherwise and room sizes are measured between internal wall surfaces, including furnishings.



Boscombe East is a popular residential area located a short distance from Kings Park providing a number of walks. Locally Pokesdown provides a number of shops including both Sainsburys Local and Tesco Express. The award winning blue flag sandy beaches are located approximately two miles away with a level walk promenade extending from Hengistbury Head through to Sandbanks.

A local bus service provides links to Bournemouth and Poole with a different shopping experience together with a number of restaurants and bars providing a vibrant nightlife. A local train station provides direct links to Southampton, Southampton Airport and London which is approximately 100 miles away. Bournemouth International airport (6 miles) offers a varied schedule of flights to a number of European destinations.

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