



8 DANESBURY
AVENUE
BOURNEMOUTH
BH6 3AF

FREEHOLD
GUIDE PRICE
£675,000 - £700,000

“A turn key, three double bedroom, detached family home which has been extensively modernised throughout by it's current owners with off road parking for several vehicles in a sought after location just 280 metres to local amenities”

Winkworth

for every step...

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Three Bedrooms
Two Reception Rooms
Modernised Throughout
New Kitchen
Air Conditioning Throughout
Off Road Parking For Several Vehicles
Half A Mile To Southbourne Beach
550 Metres To The River Stour
Solar Panels

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





Why Danesbury Avenue?

This superb detached family home has undergone extensive modernisation throughout by its current owners. Located in Tuckton, sitting between Southbourne and Christchurch and near the River Stour. Take a leisurely stroll down to Tuckton tea gardens for an ice cream, have a picnic on the grass while enjoying the view of Christchurch Priory or kayak down the river, Tuckton offers a little slice of peace and tranquillity.

Tuckton high street is less than 280 metres away with a local bakery, butchers, supermarkets, cafés, restaurants and bus routes to Bournemouth and Christchurch. Southbourne beach is half a mile away with miles of golden sandy beach and a promenade that stretches from Hengistbury Head to Sandbanks. Christchurch train station is also less than a mile away for anyone looking to commute.

This turn key property enjoys a newly fitted kitchen with a range of modern fitted cabinets, integrated appliances and a useful larder and utility room. The lounge flows through to the dining area with double doors flooding the room with natural light and providing direct access to the rear garden.

The bedrooms are light and airy, with the primary enjoying the use of a roof terrace with views over the rear garden. The family bathroom includes a bath with over head shower and a separate double shower cubicle, wash hand basin and wc.

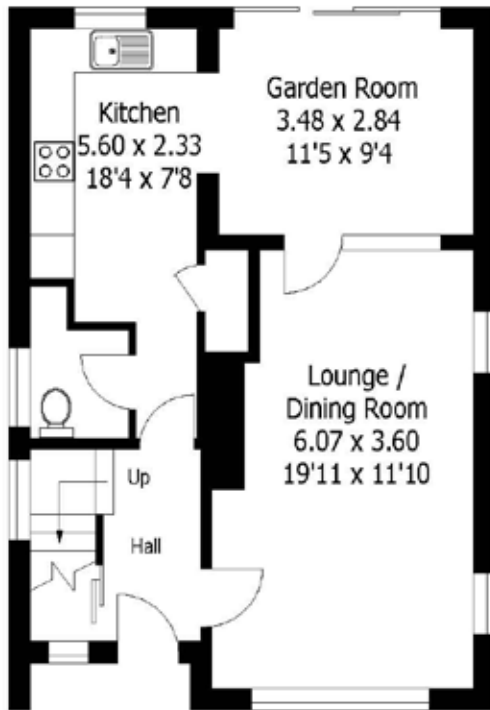
Outside, the rear garden has been beautifully landscaped with mature shrubs adorning the borders and the remainder laid to lawn. There is a large garden room with wc, currently used as a games room or ideal home office / gym. The front of the property provides off road parking for two vehicles.



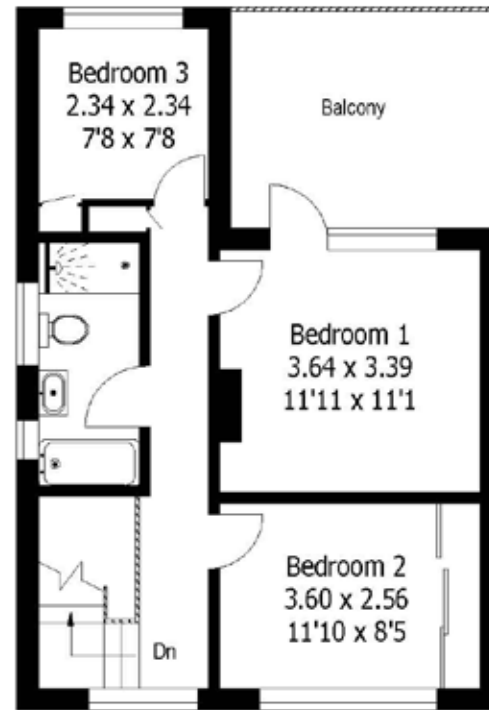




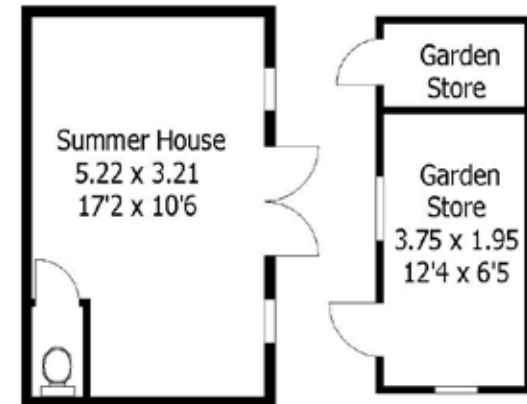
Approximate Gross Internal Area :- 98 sq mt / 1053 sq ft



Ground Floor



First Floor



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.



Lori Leon

lleon@winkworth.co.uk

07918 932490

Winkworth Southbourne

29 Southbourne Grove,
Bournemouth, Dorset, BH6
3QT

01202 434365

southbourne@winkworth.co.uk
winkworth.co.uk/southbourne

“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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