



11 DANESBURY
AVENUE
BOURNEMOUTH
BH6 3AG

FREEHOLD
GUIDE PRICE
£600,000

“An extended three
bedroom detached
family house with an
exceptionally large
south and west facing
rear garden with off
road parking and
garage just 290
metres to Tuckton”

Winkworth

for every step...

GUIDE PRICE £600,000

Three Bedrooms
Open Kitchen / Dining Day Room
Further Reception Room
Off Road Parking
Garage
Sought After Location
Scope For Modernisation
No Forward Chain

EPC: D | COUNCIL TAX: D | FREEHOLD
01202 434365
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Why Danesbury Avenue?

This detached family home is in Tuckton, sitting between Southbourne and Christchurch, near the River Stour. Take a leisurely stroll down to the riverside 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.

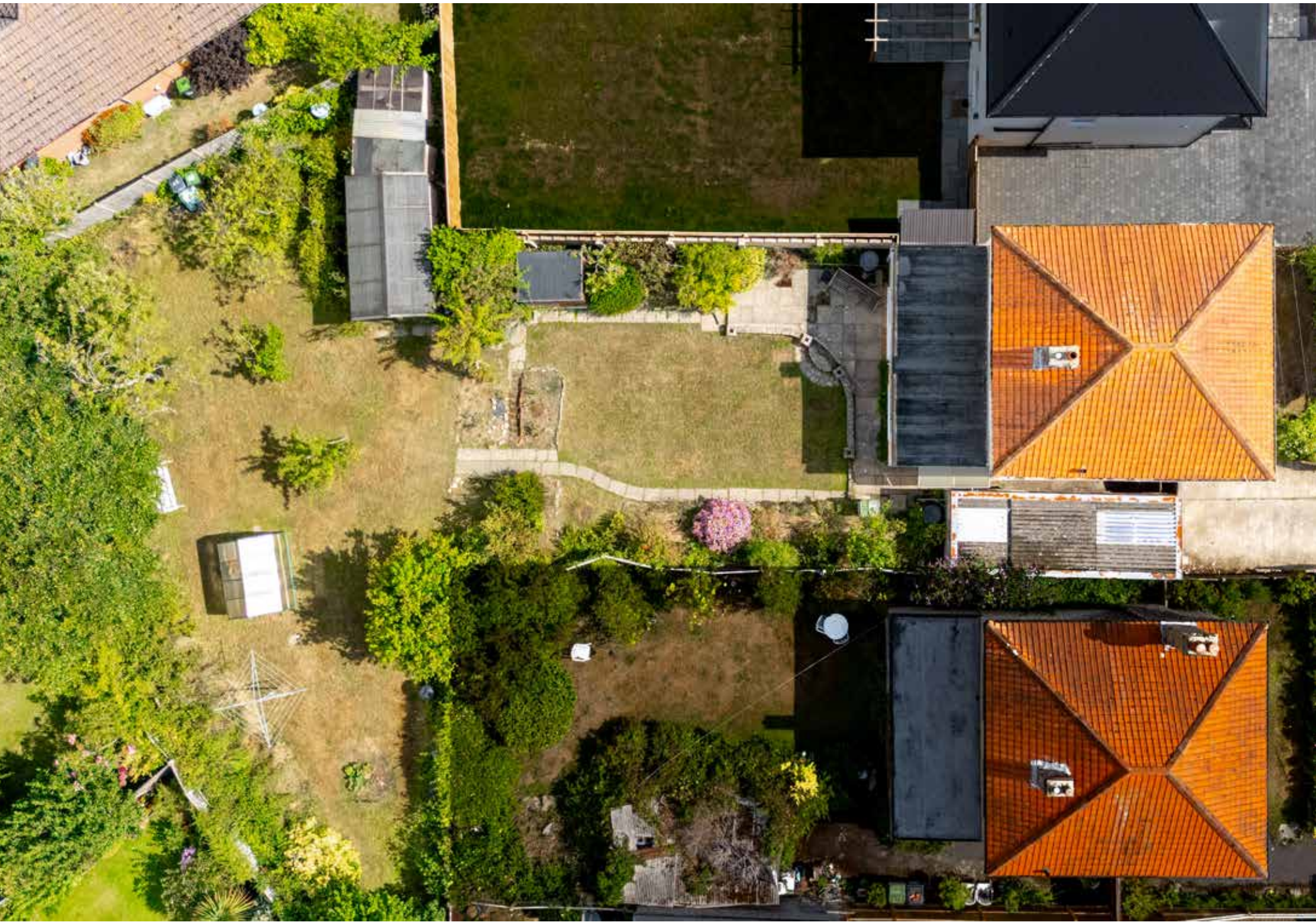
Tuckton high street is less than 290 metres away with a local bakery, butchers, supermarkets, cafés, restaurants and bus routes to Bournemouth and Christchurch. Southbourne beach is less than a mile away with miles of golden sandy beach and a promenade that stretches from Hengistbury Head to Sandbanks. Christchurch train station is also less than a mile away for anyone looking to commute.

This detached three bedroom family home has been extended to make a through kitchen / dining / day room. The kitchen is well equipped with a range of modern cabinets with space and plumbing for a washing machine and dishwasher. The kitchen opens through to the dining / day area which is flooded with natural light and double doors that give direct access to the rear garden. There is a further reception room to the front of the property and a ground floor cloakroom.

There are three bedrooms located on the first floor, serviced by the family bathroom which benefits from a double shower cubicle, vanity unit with wash hand basin and wc. Outside, a particular feature of the property is the west and south facing rear garden which offers ample space to build a home office, gym and vegetable patches for any grow your own enthusiasts.

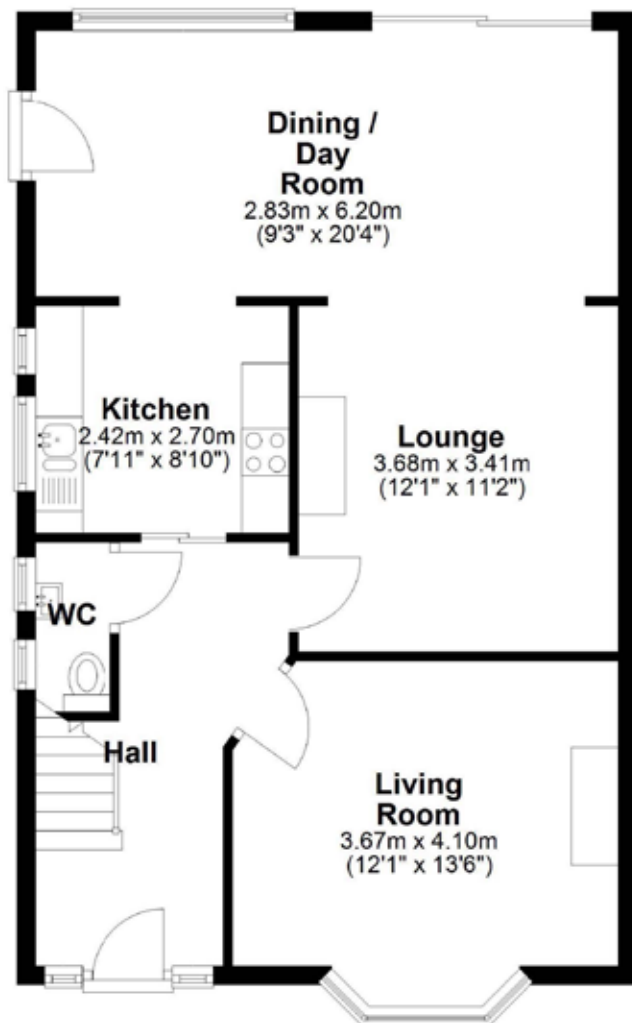






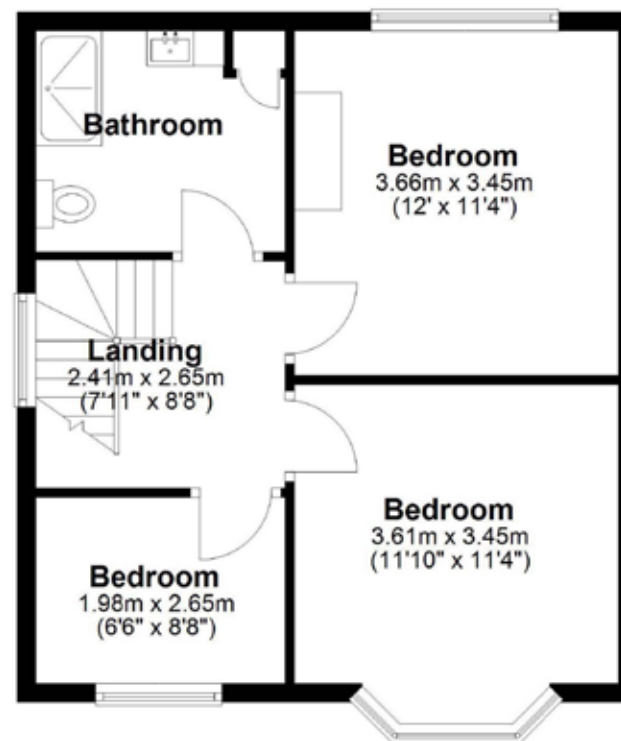
Ground Floor

Approx. 62.0 sq. metres (667.2 sq. feet)



First Floor

Approx. 43.6 sq. metres (468.9 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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