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**HORSHAM AVENUE**  
BOURNEMOUTH, BH10 7JB







# GUIDE PRICE £335,000

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- EXTENDED SEMI DETACHED HOUSE
- IDEAL FAMILY ACCOMMODATION
- 3 BEDROOMS
- ENTRANCE HALL
- LOUNGE/DINER
- KITCHEN/BREAKFAST ROOM
- BATH/SHOWER ROOM/WC
- CONSERVATORY
- GROUND FLOOR CLOAKROOM
- DRIVEWAY & OFF ROAD PARKING

This delightful three-bedroom DETACHED HOUSE presents an exceptional opportunity for family living. The property has been THOUGHTFULLY EXTENDED and boasts a wealth of CHARACTER FEATURES.

Upon arrival, you will be greeted by a block-paved driveway that accommodates multiple vehicles, complemented by a carport and a front garden adorned with mature shrubs and hedging. Stepping inside, the entrance hall features a solid wooden effect floor, leading to two convenient storage cupboards and a downstairs cloakroom.

The spacious lounge/diner is a highlight of the home, showcasing a large bay window that floods the room with natural light, along with an open fireplace that adds a touch of charm. French doors open into a lovely conservatory, offering picturesque views of the beautifully landscaped rear garden and providing access to a delightful decking area.





The extended kitchen/breakfast room is well-equipped with washed lime eye and base level units, a four-ring gas hob, and an electric fan-assisted oven. It also features ample space for a dishwasher, washing machine, and large fridge/freezer, making it a practical space for family meals. The kitchen enjoys views of the westerly facing garden, enhancing the overall appeal.

Upstairs, you will find two generous double bedrooms, with the main bedroom benefiting from built-in wardrobes and a lovely view of the rear garden. The third bedroom, currently used as an office, could easily serve as a comfortable single room. All bedrooms are serviced by a spacious four-piece family bathroom, complete with a large shower cubicle, corner bath, WC, and pedestal wash hand basin.

The rear garden is a true gem, featuring a large decking area surrounded by a wooden balustrade, perfect for entertaining. The remainder of the garden is predominantly laid to a manicured lawn, complemented by raised flower beds and well-established hedging, ensure plenty of privacy.

#### Additional Information

Energy Performance Rating: D

Council Tax Band: C

Tenure: Freehold

Flood Risk: Refer to gov.uk, check long term flood risk

Flooded in the last 5 years: No

Conservation area: No

Listed building: No

Tree Preservation Order: No

Parking: Private driveway & carport

Utilities: Mains electricity, mains gas, mains water

Drainage: Mains sewerage

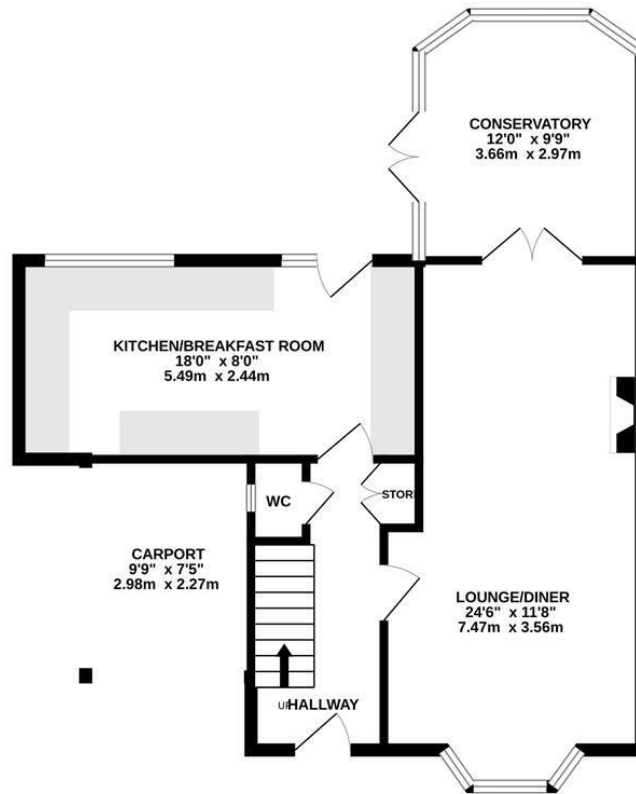
Broadband: Refer to Ofcom website

Mobile Signal: Refer to Ofcom website

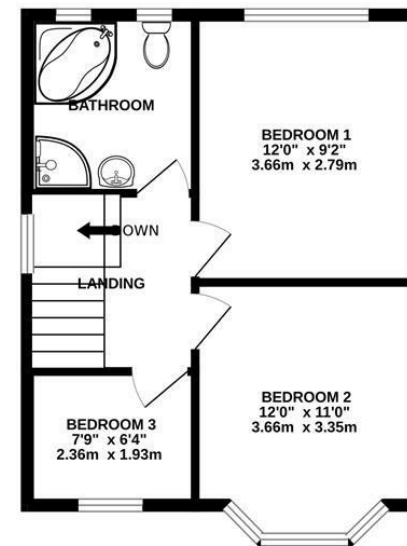




GROUND FLOOR  
662 sq.ft. (61.5 sq.m.) approx.



1ST FLOOR  
395 sq.ft. (36.7 sq.m.) approx.



TOTAL FLOOR AREA : 1057 sq.ft. (98.2 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.  
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