



65 HAMBLEDON ROAD
BOSCOMBE EAST
BH7 6PJ

OFFERS OVER
£650,000
FREEHOLD

“A spacious, four
bedroom, two
reception room,
detached family home
in the heart of
Boscombe East”

Winkworth

for every step...

OFFERS OVER - £650,000

Four Bedrooms
Two Receptions
Kitchen /Breakfast Room
Immaculately Presented Throughout
Off Road Parking
Garage
Enviably Location

EPC: E | COUNCIL TAX: E | FREEHOLD |
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Why Hambledon Road?

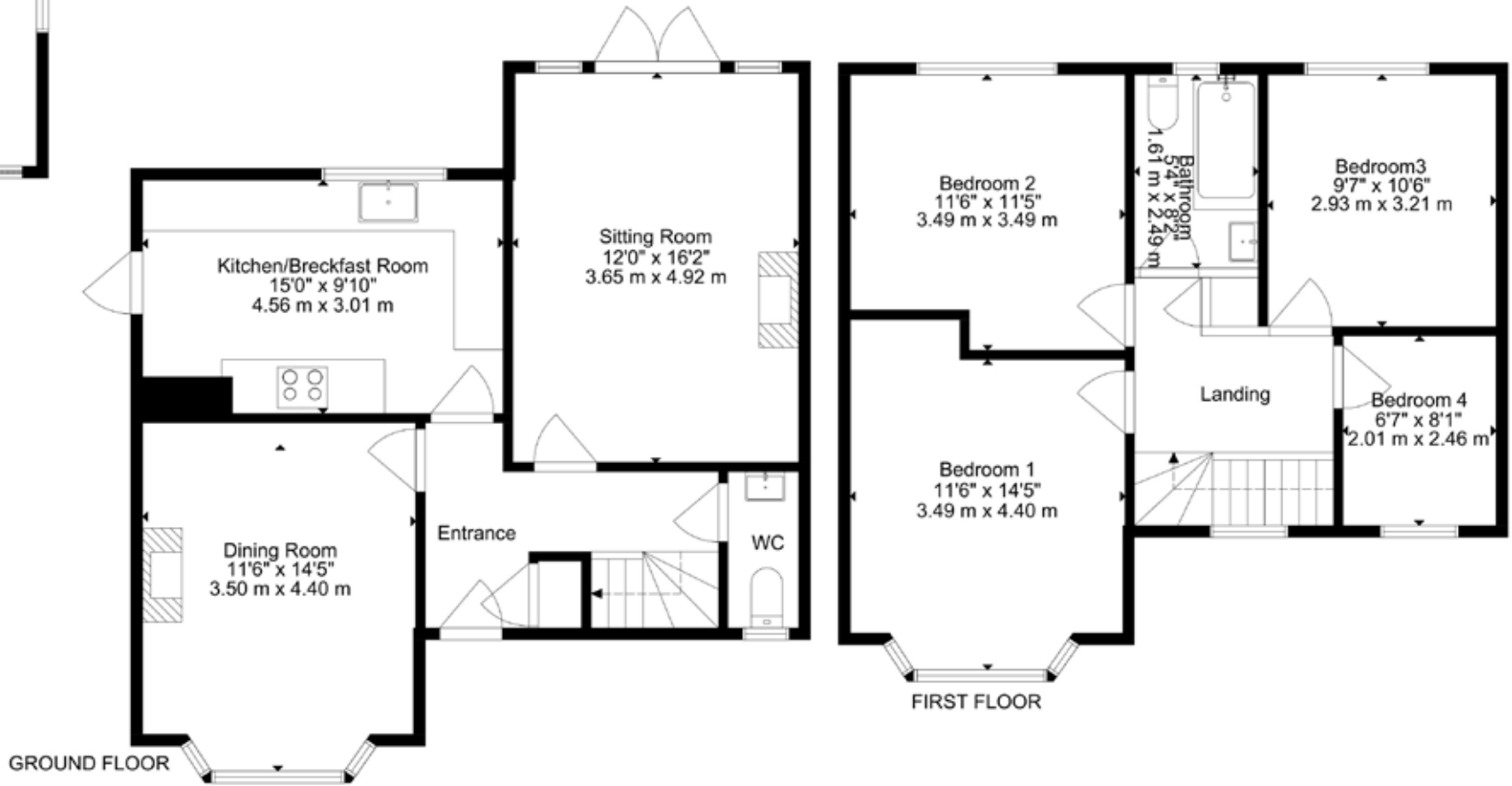
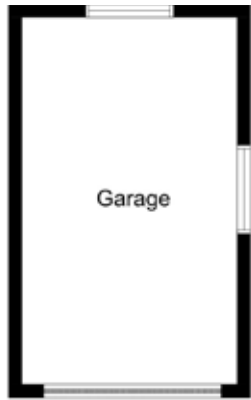
Hambledon Road is located in the heart of Boscombe East. Boscombe East enjoys leafy tree lined avenues with most of the properties built circa 1930. By contrast, Littledown is a more modern development built circa mid 80s. It is conveniently located just a short distance to Southbourne, the Royal Bournemouth 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 good primary and secondary schools making this a very family friendly area. Southbourne is located approximately a mile away with a range of independent shops, cafés and restaurants, excellent transport links to Christchurch and Poole. Pokesdown train station is half a mile away, ideal for anyone looking to commute.

This four bedroom detached family home is immaculately presented throughout. The lounge benefits from double doors providing direct access to the rear garden. The dining room enjoys a feature bay window and fireplace. The kitchen / breakfast room incorporates a range of modern fitted cupboards, Range master style free-standing oven with space and plumbing for washing machine and dishwasher, work tops and flooring to complement. Ground floor WC.

Located on the first floor are four double bedrooms, all serviced by the family bathroom which includes a bath with overhead shower and bi-fold shower screen, wash hand basin and wc.

Outside, the garden enjoys a decked area, mature shrubs and trees offer a good degree of seclusion with the remainder laid to lawn. Access to the garage and a useful storage shed.





GROSS INTERNAL AREA
 GROUND FLOOR: 71 m², 772 SQ FT, FIRST FLOOR: 46 m², 501 SQ FT
 TOTAL: 117 m², 1273 SQ FT
 SIZE AND DIMENSIONS ARE APPROXIMATE, ACTUAL MAY VARY

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.



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“Family is very important to Ariana as she comes from a large Greek family. She enjoys travelling, entertaining and keeping fit.

Property has been part of Ariana’s life since she was a baby with her father being a developer and her mother running and managing country homes. She started her career in agency in 2012 locally and her partner is also an estate agent in the Canford Cliffs area.

In 2021 Ariana started her SAVA qualification, which once complete, will make her a qualified RICS surveyor and one of the most knowledgeable people on the Southbourne high street to have visit your home.”

Winkworth

for every step...