



Bearwood
Bournemouth, Dorset, BH11 9SN

Bearwood, Bournemouth, BH11 9SN

FREEHOLD PRICE: £400,000

A deceptively spacious extended three double bedroom, two reception room detached family home with kitchen/breakfast room, generous size open plan sitting room/diner, garage and mature private garden set in a popular location with local amenities nearby.

- Entrance hall with under stairs storage space and access to cloakroom
- Cloakroom with wall mounted wash hand basin and low level flush WC
- Generous size open plan living/dining room with double glazed sliding doors opening onto the large garden and floor to ceiling windows overlooking the drive
- Good size kitchen/breakfast room with range of floor and wall mounted units and complementary worktops, space for washing machine, dishwasher and fridge freezer
- Separate utility room with range of floor and wall mounted units with worktops, stainless steel sink unit and access to side elevation
- Landing with large floor to ceiling window overlooking the garden and large airing cupboard and extra storage cupboard
- Three generous size double bedrooms all with built in wardrobes and bedroom two with dual aspect
- Family bathroom with bath and shower over, pedestal wash hand basin and low level flush WC
- Mature landscaped rear garden with an abundance of shrubs and trees giving a high degree of privacy

Runnymede Avenue is a popular location in Bearwood and is close to local amenities nearby. The town of Bournemouth with its award winning sandy beaches and Bournemouth International Airport are both approximately 6 miles away.

COUNCIL TAX BAND: E EPC RATING: D

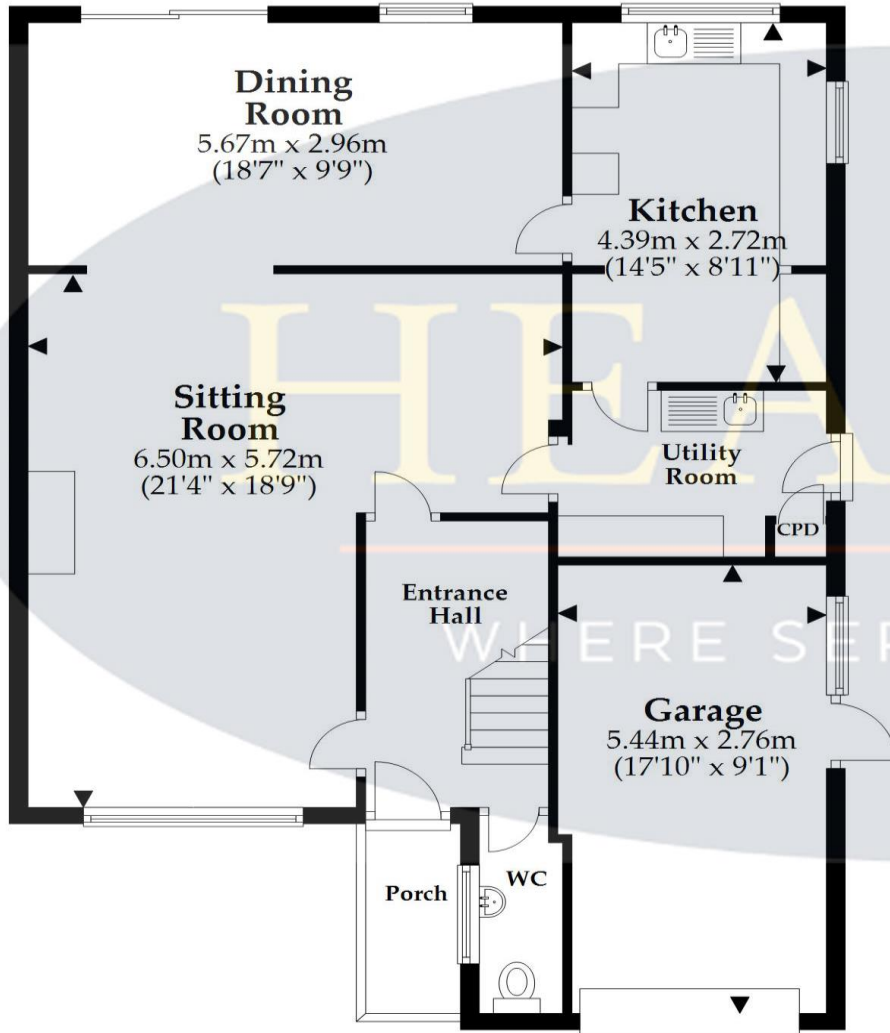
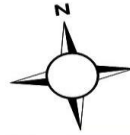
AGENTS NOTE: The heating system, mains and appliances have not been tested by Hearnese Estate Agents. Any areas, measurements or distances are approximate. The text, photographs and plans are for guidance only and are not necessarily comprehensive.





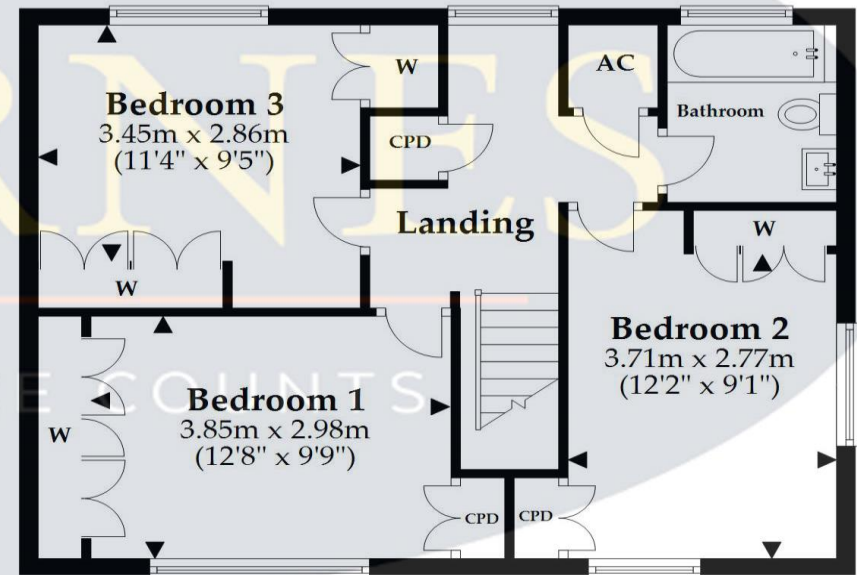
Ground Floor

Approx. 90.2 sq. metres (971.0 sq. feet)



First Floor

Approx. 55.2 sq. metres (594.2 sq. feet)



Total area: approx. 145.4 sq. metres (1565.1 sq. feet)

This plan is not to scale and it is for general guidance only. LJT Surveying Ltd Ringwood







www.hearnes.com

6 Cook Row, Wimborne, Dorset BH21 1LB

Tel: 01202 842922 Email: Wimborne@hearnes.com

OFFICES ALSO AT: BOURNEMOUTH, FERNDOWN, POOLE & RINGWOOD