



169 HAREWOOD  
AVENUE  
BOSCOMBE EAST  
BH7 7BJ

GUIDE PRICE  
£625,000 - £650,000  
FREEHOLD

“A three double  
bedroom, detached  
family home with a  
substantial rear  
garden, off road  
parking and scope to  
extend stpp”

**Winkworth**

for every step...



GUIDE PRICE - £625,000 - £650,000

THREE DOUBLE BEDROOMS  
OPEN PLAN LOUNGE / KITCHEN / DINER  
DOWNSTAIRS WC  
MODERN BATHROOM  
EXPANSIVE SOUTH FACING REAR GARDEN  
GARAGE  
OFF ROAD PARKING FOR 3 VEHICLES  
SCOPE TO EXTEND STPP  
EXCELLENT SCHOOL CATCHMENTS

EPC: E | COUNCIL TAX: E | FREEHOLD

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### Why Harewood Avenue?

Harewood Avenue is a popular tree lined avenue within the popular residential area of Boscombe East, with excellent primary and secondary schools, playparks and many leisure facilities, Boscombe East is a great area for families.

This charming family home is set back from the road and accessed by a gravel driveway, with off road parking for three vehicles. An internal porch with storage leads you through to the welcoming hallway with the original parquet flooring and a modern WC.

The kitchen has been renovated to a high standard with shaker style, cream units, stone tiled flooring, wooden worktops and space for a range of freestanding appliances including a range style oven with overhead extractor. The open plan lounge / dining space enjoys parquet flooring and double doors giving direct access out to the rear garden.

There is ample space for dining and lounge furniture as well as a log burning fireplace.

Three double bedrooms are situated on the first floor along with the family bathroom. Bedroom one is a generous size with fitted wardrobes, bedroom two benefits from fitted wardrobes and a shower. The family bathroom has been stylishly fitted with a bathtub, stand alone shower, washbasin and WC, complemented with modern grey wall and floor tiles.

One of the homes main features is an exceptionally generous, south facing rear garden with a tiled patio area, surrounded by mature greenery offering a good degree of privacy. A double length detached garage is situated to the side of the property, offering scope to create a double story side extension stpp.



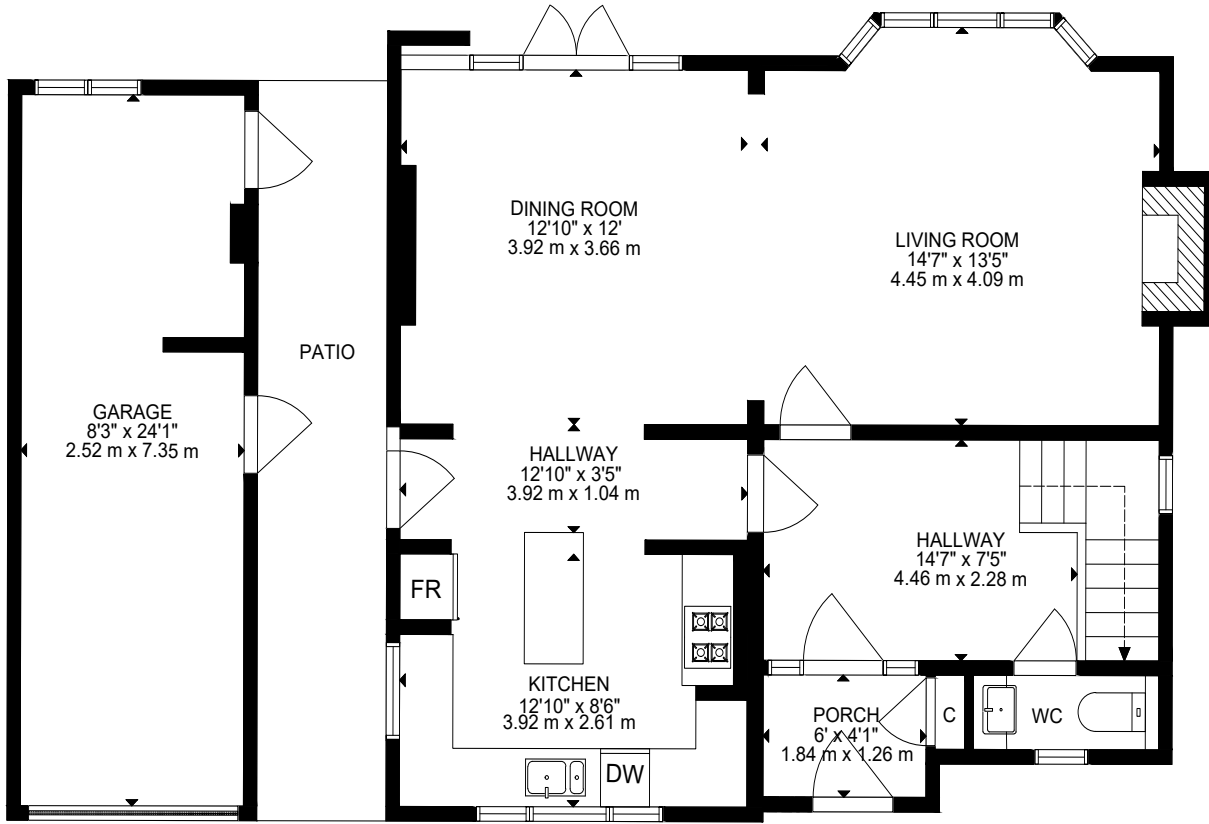


### Why Boscombe East?

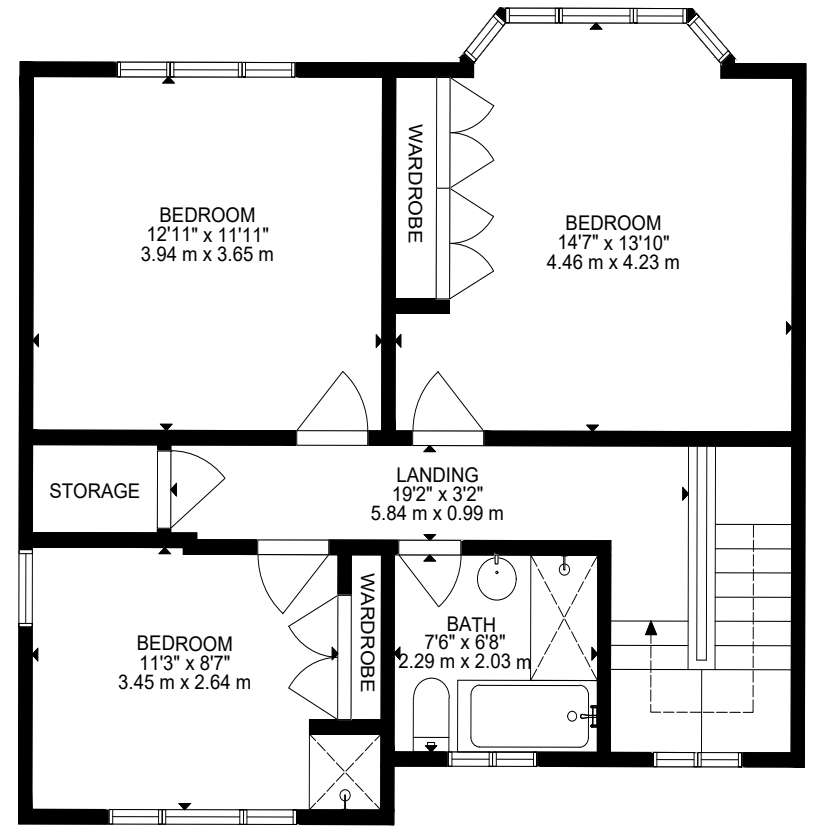
Boscombe East enjoys leafy tree lined avenues with most of the properties built circa 1930. By contrast, Littledown is a more modern development built circa mid 80s. It is conveniently located just a short distance to Southbourne, the Royal Bournemouth Hospital and the Littledown centre with its indoor pool, gym, football pitches and plenty of after school activities such as gymnastics. There is a playpark for the little ones, a lake and picnic areas. It also has a good primary and secondary schools making this a very family friendly area.







FLOOR 1



FLOOR 2

GROSS INTERNAL AREA  
 FLOOR 1: 70 m<sup>2</sup>, 753 SQ FT, FLOOR 2: 68 m<sup>2</sup>, 731 SQ FT  
 EXCLUDED AREAS: GARAGE: 21 m<sup>2</sup>, 226 SQ FT  
 TOTAL: 159 m<sup>2</sup>, 1710 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 do not 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.”

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