



104 Western Avenue, Bournemouth,  
Dorset, BH10 6HL

A beautifully refurbished and presented  
4 bedroom chalet style home with ample  
off road parking, and a large, private rear  
garden in a quiet, established  
residential road.

PRICE: £550,000  
FREEHOLD



Christopher  
**Batten**

in association with

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This deceptively spacious property was originally built in the 1930s and underwent extensions in 2006 and 2022 to provide flexible family accommodation over 2 floors, benefitting from gas central heating and UPVC double glazing.

Well maintained, the house features a recently fitted kitchen, bathroom and shower room, and a stylish open plan lounge/dining room with roof lanterns, and bifold doors to a large sun deck.

An integral entrance porch leads to a reception hall. There is a utility room (with sink, gas central heating boiler, Ariston pressurised hot water cylinder, and space and plumbing for washing machine) and a family snug.



 3
  4
  2



The kitchen/breakfast room was re-fitted in 2023, with contemporary units, quartz worktops, peninsular breakfast bar, integrated electric hob, extractor, electric double oven, full height fridge and freezer, dishwasher and space for microwave. Off the kitchen there is a study/office with full height glazed screens.

At the rear of the house, the open plan lounge/dining room features under floor heating, 2 roof lanterns, storage bench seating, and bifold doors to a large sun deck.

At the front there are 2 double bedrooms with bay windows, and an adjacent shower room.

The first floor landing has loft access. There is a large principal bedroom with access to eaves storage, rooflight, and UPVC double glazed doors to a Juliet balcony with a delightful aspect over the garden.

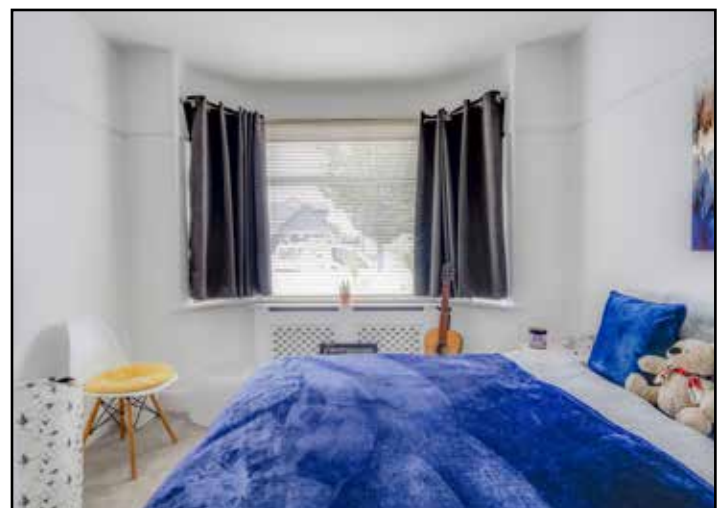


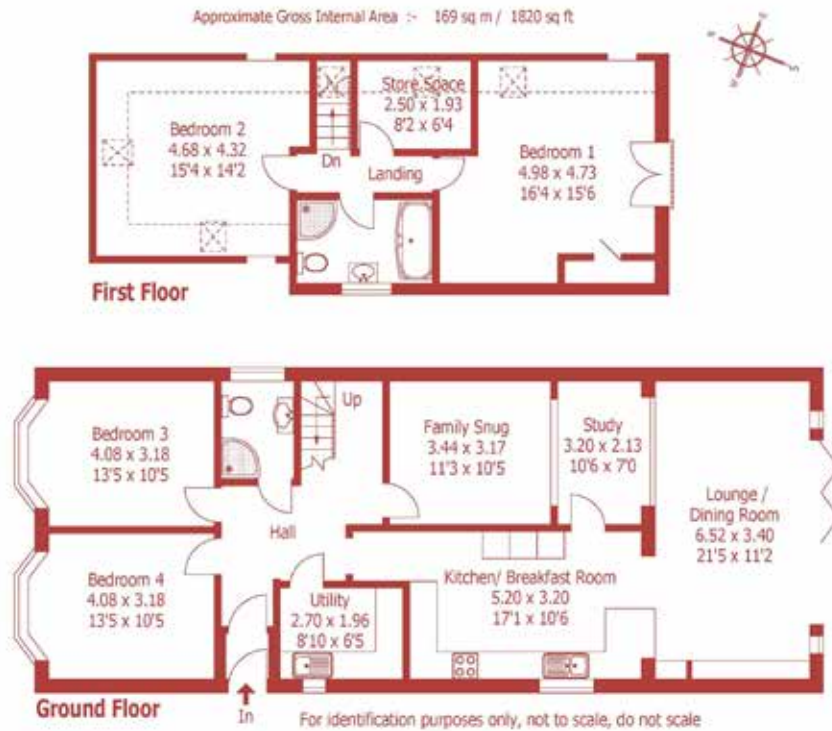
Bedroom 2 is another spacious double, with 2 rooflights and access to eaves storage, and there is a useful store space which also has a rooflight and access to eaves storage. There is also a recently re-fitted first floor bath/shower room.



The front garden is bounded by a low rendered wall, and the tarmac driveway provides ample off road parking. Timber double gates at the side lead to a gravelled area extending to the rear.

The rear garden is nicely enclosed by fencing and established shrubs, affording a large degree of privacy. It features a raised sun deck adjacent to the house, a large lawn, a flower and shrub border, a further rear patio and a large timber shed.





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Northbourne is a leafy suburb of Bournemouth, with easy access to local shops and to Castlepoint shopping centre. Bus services are available close by, connecting to Bournemouth town centre and its golden beach, and the town has a mainline rail link to London Waterloo.

Bournemouth International Airport is also nearby, as is the A338 Spur Road leading to Ringwood and the M27.

Directions: From the Bournemouth University roundabout, proceed towards Redhill. At the one way system, exit to the left hand side of the park onto Redhill Drive. Turn immediately left into Coombe Avenue, which eventually becomes Leybourne Avenue. Turn left onto Saxonhurst Road and, at the T-junction, turn right, and 104 can be found on the right hand side.

COUNCIL TAX: Band C

EPC RATING: Band D







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