



## 40 Hendford Road

Ensbury Park, Bournemouth, BH10 5AU

**Guide price £375,000**



# 40 Hendford Road

Ensbury Park, Bournemouth, BH10 5AU

**Guide price £375,000**



A well presented three bedroom detached family home located in Ensbury Park. The property has been modernised to create a light, open-plan ground floor space with patio doors leading to a large, private rear garden.

As you enter the property, you are greeted with a spacious entrance hall with doors leading to all rooms and stairs to the first floor. The hall also benefits from a storage cupboard, ideal for coats and shoes. There is a useful under stairs storage space.

To the front of the property is the feature of this detached home: the open plan kitchen/diner. The kitchen benefits from an island workspace whilst the remainder of the kitchen benefits from a number of wall and base units with a ceramic inset sink and drainer. There is space for appliances that include a fridge/freezer, oven & hob and dishwasher. The utility room is located off of the kitchen. Formally a garage space it was converted by the current owners in 2019 and now provides a separate utility space housing a ground floor WC along with space for a washing machine and tumble dryer.

The lounge sits at the rear of this property and benefits from a feature fireplace along with UPVC double glazed patio doors that lead on to the rear garden.

The first floor provides access to all bedrooms, the family bathroom, storage and the loft space.

There are three bedrooms. The bathroom has been finished to a high standard with tiled walls, a bath

and glass shower screen, wash hand basin with built-in vanity unit WC and heated towel rail.

The property also benefits from UPVC double glazing and gas central heating via a combi boiler.

Externally, the property boasts a large, private rear garden. There is a decked area, laid lawn with tree and shrub borders. At the rear of the garden is a shed. To the front is a part shingle, part concrete driveway providing off road parking.

The property is conveniently located in Ensbury Park, BH10. Local primary and secondary schools are nearby. Winton high street is a short drive away with local bus routes servicing Bournemouth and Poole within close proximity.

Copyright: - All photos, videos, and drone footage are copyrighted by Stour Estates. All rights reserved.

Any redistribution or reproduction of part or all of the contents in any form is prohibited other than the following:

1. You may print or download to local hard disk extracts for your personal and non-commercial use.
2. You may copy the content to individual third parties for their personal use, but only if you acknowledge Stour Estates as the source of the material.

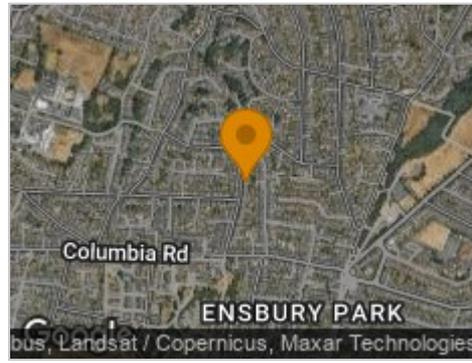
You may not, except with our express written permission, distribute or commercially exploit the content. Nor may you transmit it or store it on any other website or another form of the electronic retrieval system.



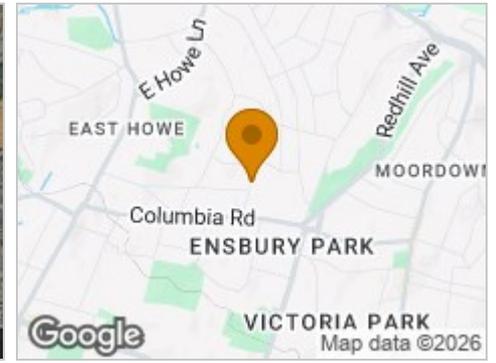
## Road Map



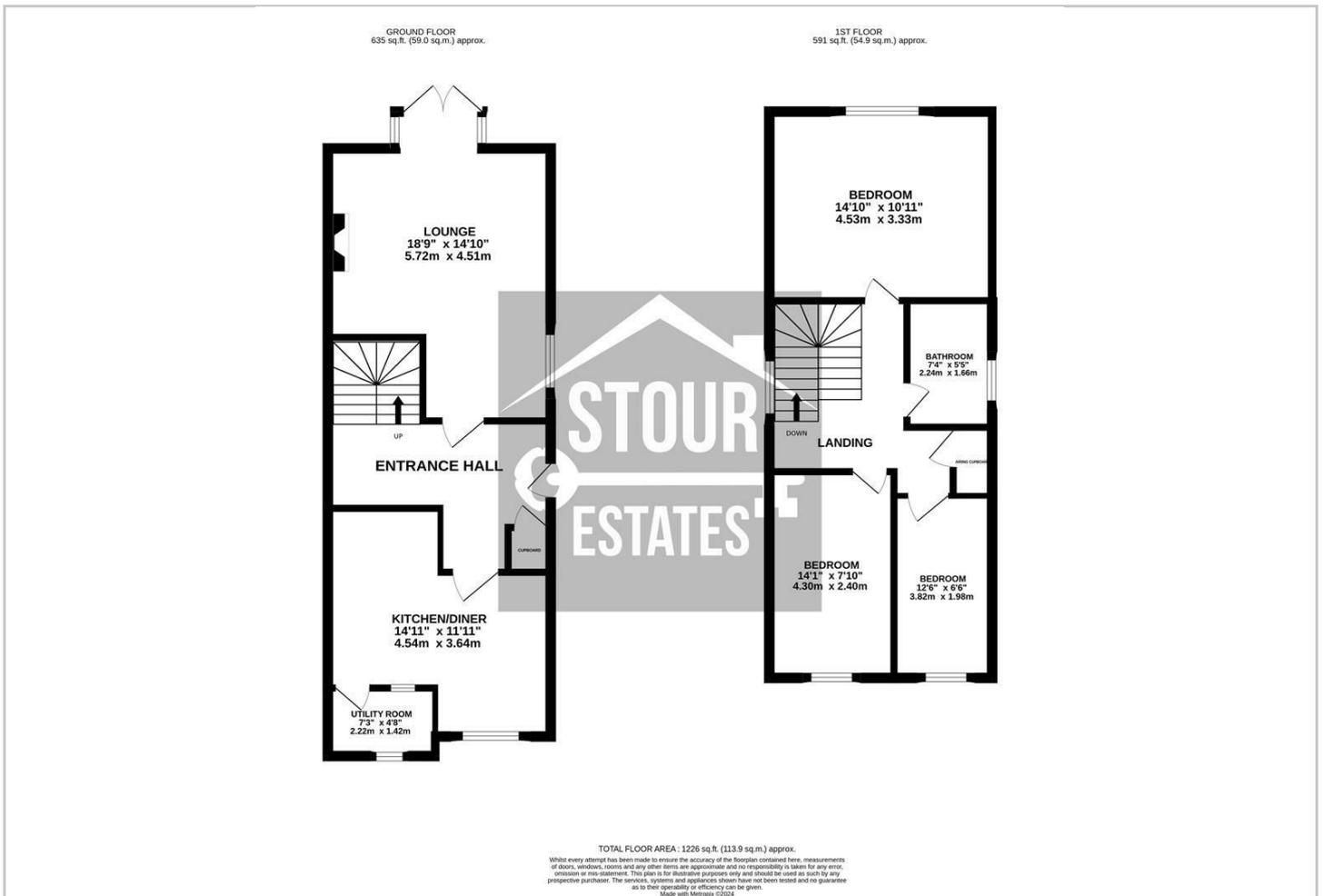
## Hybrid Map



## Terrain Map



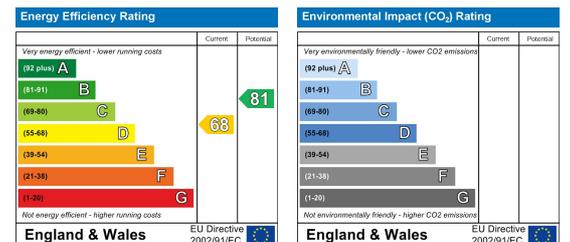
## Floor Plan



## Viewing

Please contact our Stour Estates Office on 01202 287847 if you wish to arrange a viewing appointment for this property or require further information.

## Energy Efficiency Graph



These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firm's employment has the authority to make or give any representation or warranty in respect of the property.