



HIVE



WINFIELD
150 MAGNA ROAD
BOURNEMOUTH
BH11 9NB

Agent's introduction

'Winfield' is a charming, extended and remodelled 1930s detached three-bedroom home with a generous garden in Bearwood. NO CHAIN!.






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Property highlights

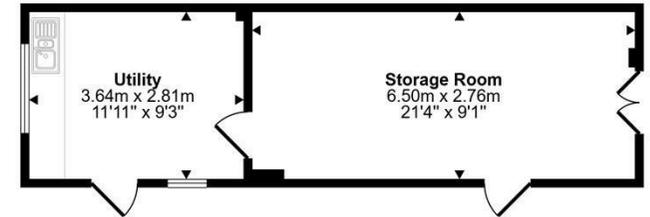
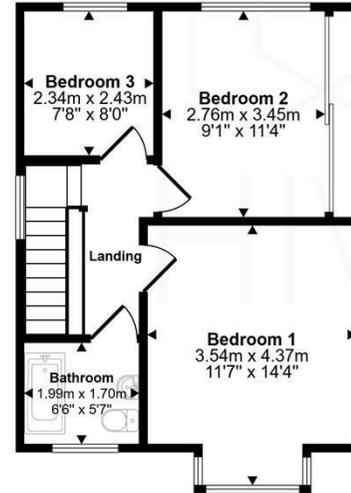
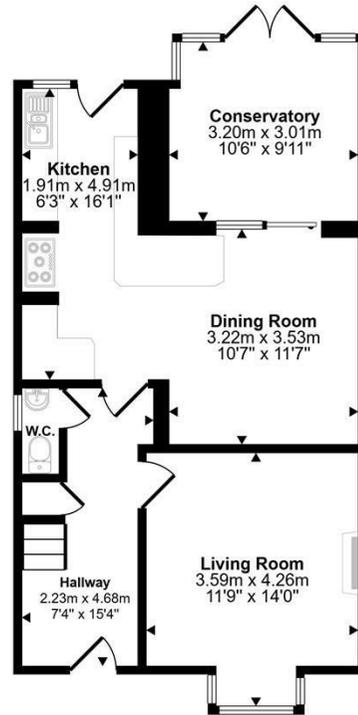
- Charming 1930s detached home in sought-after Bearwood location (non-estate)
- Beautiful 100ft rear garden – well-established, private, and fully enclosed
- Extended and remodelled to offer modern open-plan living
- Spacious kitchen/dining area with stylish units
- Double-glazed conservatory overlooking the rear garden
- Cosy front sitting room with feature bay window and wood-burning stove
- Three well-proportioned bedrooms
- Modern family bathroom and ground floor cloakroom
- Covered tandem carport with electric doors
- Detached outbuilding used as utility/workshop – potential for annexe (STPP)



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Floor plan and EPC

Approx Gross Internal Area
130 sq m / 1402 sq ft



Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		73
(55-68) D		
(39-54) E	51	
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	

This floorplan is only for illustrative purposes and is not to scale. Measurements of rooms, doors, windows, and any items are approximate and no responsibility is taken for any error, omission or mis-statement. Icons of items such as bathroom suites are representations only and may not look like the real items. Made with Made Snappy 360.



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