FREEHOLD







Bungalow - Detached

# 39 LEYDENE AVENUE, BOURNEMOUTH, BH8 9JQ

## Asking Price

# £459,950

### FEATURES

- QUEENS PARK
- TWO RECEPTION ROOMS
- MODERN UPVC WINDOWS
- AMPLE PARKING
- TWO DOUBLE BEDROOMS
- TWO BATHROOMS
- UTILITY ROOM
- NO ONWARD CHAIN

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SIMPSONS estate agents

# 2 Bedroom Bungalow - Detached located in Bournemouth

## ENTRANCE

Entering the property via a composite style Upvc front door with ornate glass inlay, you are welcomed into the spacious hall with textured ceiling, storage cupboard housing the hot water tank, loft hatch and doors leading to all primary rooms, parquet flooring.

## LOUNGE

15'1" x 11'9"

A delightful room with smooth plastered ceiling, coving, feature fireplace, twin Upvc windows to side aspect, radiator, parquet flooring, French style doors with glazed side panels offering direct access into the dining area.

## DINING ROOM

14'5" x 8'2"

Textured ceiling, smooth walls, radiator, wood effect flooring, French style Upvc doors with glazed side panels open onto the rear garden.

## KITCHEN

11'9" x 11'9"

A very well appointed kitchen with a large selection of wall and floor mounted units in a gloss grey, stone effect worktops, electric hob, stainless steel sink, space for a full size dishwasher, Upvc window to the side aspect, wood effect flooring in light grey, door leading into the utility room.

## UTILITY ROOM

8'2" x 5'10"

A very useful addition to this superb home with wood effect flooring, smooth ceiling and downlights, plumbing for a selection of white goods, space for a large fridge-freezer, door leading to the rear garden.

## BATHROOM

8'2" x 5'10"

A superb and modern bathroom with shower attachment, glass shower screen, fully tiled walls, extractor fan, modern WC, hand basin with vanity storage, heated towel rail, wood effect flooring, Upvc window to the rear aspect.

## BEDROOM 1

16'8" x 10'9"

A most generous size master bedroom with a large Upvc bay window with fitted shutter blinds to the front aspect, radiator, smooth ceiling, fitted wardrobes, parquet flooring.

## BEDROOM 2

14'1" x 11'9"

A further generous size bedroom with a large Upvc bay window with fitted shutter blinds to the front aspect, radiator, smooth ceiling and walls, ample space for wardrobes, parquet flooring.

## SHOWER ROOM

8'6" x 6'6"

Double walk-in shower, modern WC, hand basin with vanity storage, two Upvc windows to the side aspect, fully tiled walls, heated towel rail, smooth plastered ceiling, wood effect flooring.

## OUTSIDE SPACE

The front driveway is laid to hard standing and stone chippings offering parking for a number of vehicles, leading to the garage which is brick-built with an electric roller shutter door. The front lawn is Astro turf, with a selection of mature shrubs and flower beds; the rear garden has a selection of patio and decking, seating areas, lawned area with a selection of mature shrubs and flower beds boarded with fencing, all benefitting from a southerly aspect.

## AML

By law, we are required to conduct anti-money laundering checks on all potential buyers and sellers and we take this responsibility very seriously. In line with HMRC guidelines, our trusted partner SmartSearch will securely manage these checks on our behalf. Once an offer is accepted (subject to contract), SmartSearch will send a secure link for you to complete the biometric checks electronically. A non-refundable fee of £35 + VAT per person will apply for these checks.



















Ground Floor



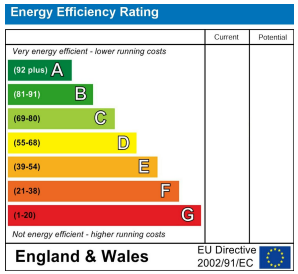

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