







## HOUSE & SON

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49 Heather Road, Ensbury Park, Bournemouth BH10

A well-presented and extended three-bedroom detached home, set in a quiet residential road in the popular Ensbury Park area – offered for sale with no forward chain.

This thoughtfully improved family home offers a well-balanced layout with generous room sizes, practical features, and a charming garden with elevated views - ideal for those looking for a long-term home in a well-connected and established neighbourhood.

The accommodation begins with a spacious reception hallway, welcoming you in with smooth plastered ceilings, recessed lighting, and a sense of flow that continues throughout the property. There's a convenient ground floor WC and stairs rising to the first floor.

To the front of the house is a bright and versatile reception room, currently arranged as a formal dining space. To the rear, the extended lounge provides an excellent living area with French doors opening directly onto the garden and a far-reaching outlook across the valley.

The kitchen/breakfast room is modern and well-fitted, featuring a breakfast bar for casual dining, integrated appliances, and direct access to the garden. A side door leads into a useful storage room, perfect for bikes, tools, or conversion potential (STPP).

Upstairs, there are three well-proportioned bedrooms, all with fitted wardrobes and finished with smooth ceilings and recessed spotlights. The shower room has been modernised and serves the family accommodation well.

#### Outside Space

To the front, the property offers off-road parking via a dropped kerb and is set back from the road behind mature hedging and planting, providing privacy and kerb appeal.

The rear garden has been attractively landscaped in a classic style, featuring a patio adjoining the house, a raised sun terrace with decking (currently covering a plunge pool, which can be reinstated if desired), lower terraces, and a timber shed. The elevated position at the rear gives a peaceful outlook, perfect for outdoor dining or relaxation.

#### Location – Ensbury Park

Heather Road lies in a quiet and friendly residential pocket of Ensbury Park, a popular and well-established area of Bournemouth. The property is just a short walk from Redhill Park, which offers open green space, tennis courts, a children's play area, and a café. Slades Farm, with its community garden, cycle track, and open space, is also close by.

Local amenities are within easy reach, including convenience shops, takeaways, and regular bus routes connecting to Bournemouth town centre and surrounding areas. Castlepoint Shopping Centre is just a short drive away, offering a wide range of high street names and supermarkets.



Families are well served by local schools including Hill View Primary, and Glenmoor and Winton Academies, both of which are well-regarded. Bournemouth's travel links are strong, with access to the A338, A31, and the mainline railway station offering direct services to London Waterloo in around two hours.

This is a home that has been well cared for, improved over time, and offers a solid opportunity for a family or upsizee looking for space, flexibility and a convenient yet peaceful location.











## **ENTRANCE HALL**

### **DINING ROOM**

12' 0" x 12' 0" (3.66m x 3.66m)

### **LOUNGE ONE**

12' 0" x 12' 0" (3.66m x 3.66m)

### **LOUNGE TWO**

11' 4" x 11' 3" (3.45m x 3.43m)

### **KITCHEN/BREAKFAST ROOM**

15' 1" x 12' 10" (4.6m x 3.91m)

### **STORAGE ROOM**

8' 8" x 8' 0" (2.64m x 2.44m)

### **GROUND FLOOR WC**

### **STAIRS TO FIRST FLOOR LANDING**

### **BEDROOM ONE**

12' 0" x 11' 11" (3.66m x 3.63m)

### **BEDROOM TWO**

12' 0" x 9' 6" (3.66m x 2.9m)

### **BEDROOM THREE**

9' 2" x 8' 6" (2.79m x 2.59m)

### **SHOWER ROOM**

6' 6" x 5' 11" (1.98m x 1.8m)

### **AIRING CUPBOARD**

### **GARDEN**





Total floor area 115.9 m<sup>2</sup> (1,248 sq.ft.) approx  
This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by [www.focalagent.com](http://www.focalagent.com)



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Energy performance certificate (EPC)

49 Heather Road BOURNEMOUTH BH10 5EE	Energy rating <b>D</b>	Valid until:	22 February 2034
		Certificate number:	0300-2547-9320-2224-8535

Property type	Detached house
Total floor area	110 square metres