



house & son

Kingswell Grove

Bournemouth, BH10 5DA

£400,000

- Detached Family House
- Cul-De-Sac Location
- Open Pan Kitchen/Diner
- Spacious Lounge
- Conservatory
- Three Bedrooms
- En-Suite to Master Bedroom and Family Bathroom
- Garage and Off Road Parking



HOUSE & SON

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Tucked away in a peaceful cul-de-sac in the ever-popular Ensbury Park area, this detached family home offers a thoughtful layout, great proportions, and the sort of location that continues to tick all the right boxes for buyers.

Step inside via the covered porch and you're greeted by a bright, welcoming hallway-with a downstairs WC and a generous understairs cupboard for coats, shoes and the everyday clutter of family life. The kitchen/diner sits to the front-open plan and social, with space to cook while chatting over the table. To the rear, the lounge is a great size, ideal for relaxing in the evenings, with sliding doors leading out

to the conservatory and garden beyond.

Upstairs, all three bedrooms are well-proportioned, with the master bedroom standing out thanks to its built-in wardrobe and en-suite shower room. The family bathroom is practical and well placed to serve bedrooms two and three.

Outside, there's off-road parking to the front, a driveway to the side, a detached garage, and a level, secluded rear garden-perfect for children, pets or simply a good book on a sunny afternoon.

The Area

Kingswell Grove enjoys a strong sense of community and is popular with families, thanks in part to its position in the sought-after Hill View Primary and Glenmoor & Winton Academies catchments. Just up the road is Redhill Park,

with its open green space, play area, café and seasonal paddling pool, one of the neighbourhood's real gems.

Transport-wise, you've got regular bus routes nearby, the A338 for commuters, and Bournemouth's town centre, beaches and main line train station are all within easy reach. Whether you're heading to work, walking the dog or meeting friends at Castlepoint, this is a location that offers real convenience.

COVERED ENTRANCE

RECEPTION HALL

15' 4" x 6' 5 max" (4.67m x 1.96m)

LOUNGE

15' 5" x 12' 11 max" (4.7m x 3.94m)

KITCHEN/DINER

17' 8" x 8' 8" (5.38m x 2.64m)

GROUND FLOOR WC**FIRST FLOOR LANDING****BEDROOM THREE**

9' 9" x 6' 6" (2.97m x 1.98m)

BEDROOM TWO

9' 10" x 8' 9" (3m x 2.67m)

BATHROOM

7' 0" x 5' 4" (2.13m x 1.63m)

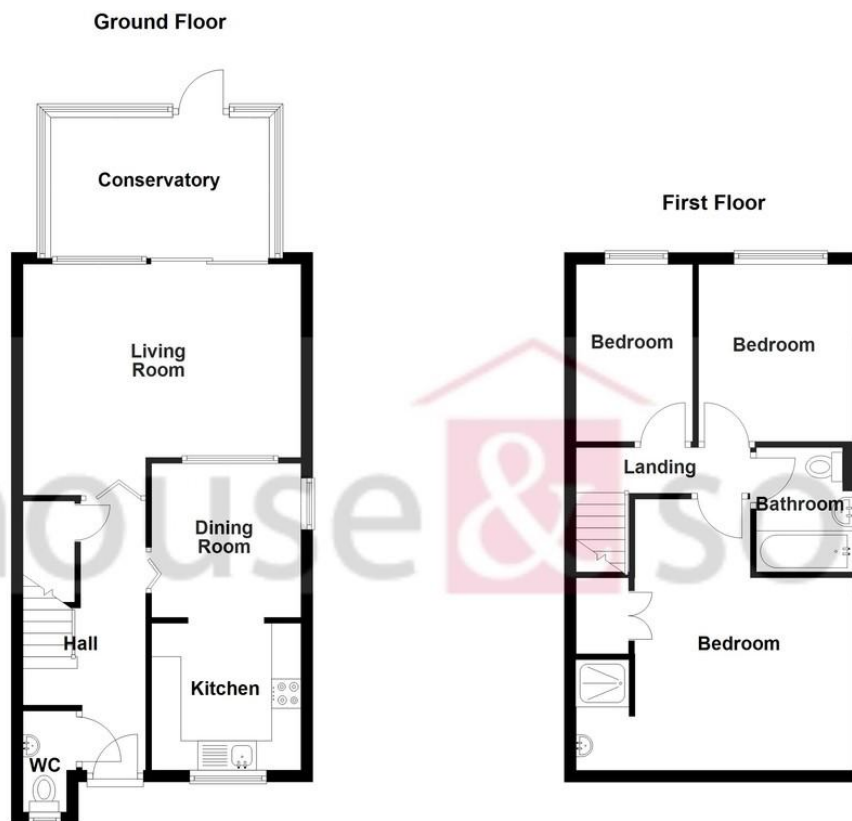
MASTER BEDROOM

15' 3" x 12' 2" (4.65m x 3.71m)

EN-SUITE

6' 2" x 2' 9" (1.88m x 0.84m)





Total area: approx. 92.9 sq. metres (1000.3 sq. feet)

Bournemouth Energy Floor Plans are provided for illustration/identification purposes only. Not drawn to scale, unless stated and accept no responsibility for any error, omission or mis-statement. Dimensions shown are to the nearest 7.5 cm / 3 inches. Total approx area shown on the plan may include any external terraces, balconies and other external areas. To find out more about Bournemouth Energy please visit www.bournemouthenergy.co.uk (Tel: 01202 556006)
Plan produced using PlanUp.

COUNCIL TAX BAND

Tax band C

TENURE

Freehold

LOCAL AUTHORITY

Bournemouth, Christchurch and Poole
Council

English | [Cymraeg](#)

Energy performance certificate (EPC)

10 Kingswell Grove BOURNEMOUTH BH10 5DA	Energy rating C	Valid until	29 June 2035
		Certificate number	0390-2930-0560-2275-4235

Property type	Detached house
Total floor area	84 square metres

OFFICE

348 Wimborne Road
Bournemouth
Dorset
BH9 2HH

T: 01202 244844

E: winton@houseandson.net

W: www.houseandson.net

Agents Note: Whilst every care has been taken to prepare these sales particulars, they are for guidance purposes only. All measurements are approximate are for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers are advised to recheck the measurements