







## HOUSE & SON

Residential Sales, Lettings, Property Management, Surveys & Valuation, Purveyors of Fine Homes and Property Expertise Since 1939

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 mainline 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)

## KITCH/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-EUITE

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











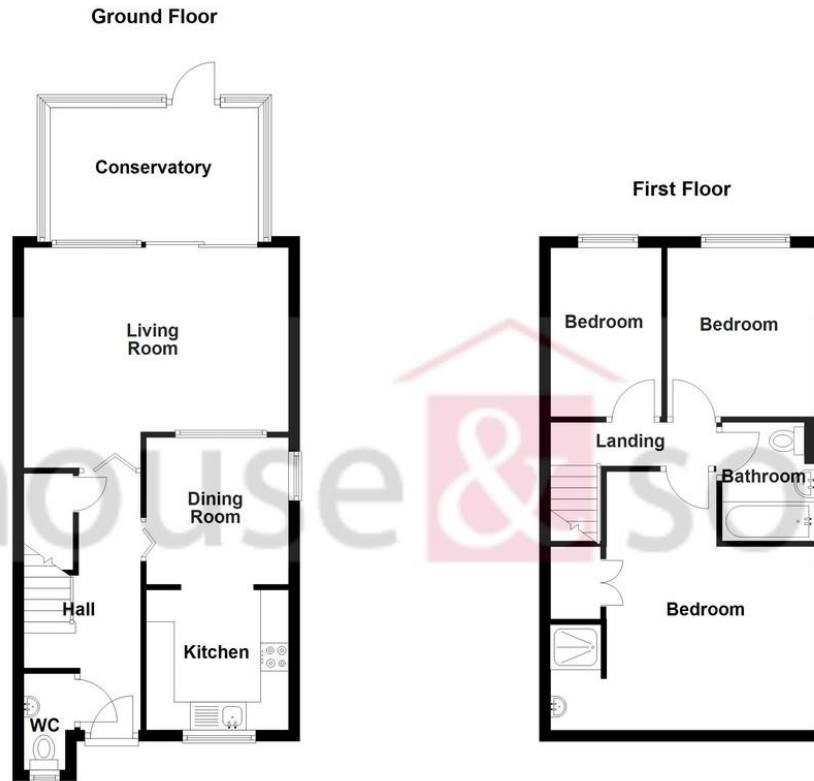
## DISCLAIMER

Please note that while every effort is made to ensure the accuracy of the information provided, errors and omissions can occasionally occur. The details supplied regarding lease terms are based on information obtained from the Land Registry and other relevant sources at the time of review.

Any building alterations, consents, or planning permissions relating to the property have not been verified by House & Son. Verification of such matters, as well as confirmation of lease details and any other legal documentation, should be undertaken by the purchaser's or purchaser's legal representative prior to reliance or completion of any transaction.

House & Son accepts no liability for any loss or inconvenience arising from reliance on information provided in error, save as otherwise required by law.





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](http://www.bournemouthenergy.co.uk) (Tel: 01202 556006)

Plan produced using PlanUp.



English | [Cymraeg](#)

## Energy performance certificate (EPC)

10 Kingswell Grove BOURNEMOUTH BH 10 5DA	Energy rating <b>C</b>	Valid until:	29 June 2035
		Certificate number:	0390-2830-0560-2275-4235

Property type

Detached house