



Eton Gardens, Dorset, BH4

£725,000 *Freehold*



An immaculately presented four bedroom end of terrace town house. Perfectly situated backing directly onto the Bournemouth Gardens which run from Coy Pond all the way to the town centre beach.

KEY FEATURES

- Four bedrooms
- Three reception rooms
- Three modern bathrooms
- Luxury Bespoke Kitchen
- Impressive Rear Garden
- Master Suite With En-Suite, Dressing Room & Balcony
- Utility Room



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DESCRIPTION

Nestled in one of Bournemouth's most highly sought-after residential locations, this rarely available four double bedroom townhouse offers an exceptional standard of living for the discerning buyer. Presented in excellent condition throughout, this substantial home combines generous interiors with elegantly appointed features, and enjoys a privileged position backing onto the lush expanses of Bournemouth Gardens.

The heart of the home is a luxurious bespoke kitchen, beautifully finished and designed to inspire culinary creativity, complemented by a useful utility room for added convenience. The spacious L-shaped living and dining room boasts a lovely bay window, flooding the space with natural light, and is perfectly suited to both relaxing evenings and entertaining guests.

The versatile layout includes a further reception room which could easily serve as an office, day room, or playroom, catering to the evolving needs of family life. The property is arranged over multiple levels, ensuring stylish privacy in every corner.

Upstairs, the impressive master suite is a true sanctuary, featuring a spacious dressing room, luxurious en-suite bathroom, and a private balcony with direct views over Bournemouth Gardens – a wonderful spot to enjoy a morning coffee in peaceful surroundings. Two further double bedrooms also benefit from en-suite bathrooms, while an additional ground floor shower room provides even more flexibility for family and guests.

Outside, an equally impressive rear garden provides secure, direct access through to Bournemouth Gardens, allowing for tranquil walks and effortless enjoyment of the area's natural beauty. For those travelling by car, the property benefits from a garage and driveway, ensuring ample private parking.





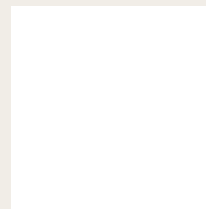
LOCATION

Westbourne and Bournemouth, nestled along Dorset's stunning south coast, blend seaside charm with vibrant culture. Westbourne, a stylish Victorian suburb, offers boutique shopping, cozy cafés, and a village feel just a short walk from the sea. It's known for its elegant architecture, peaceful gardens, and independent eateries. Nearby Bournemouth is a lively resort town boasting award-winning sandy beaches, a bustling pier, and scenic coastal walks. The town offers a dynamic mix of entertainment, arts, and nightlife, while also featuring tranquil parks and historic landmarks. Together, Westbourne and Bournemouth provide a unique blend of relaxation, sophistication, and seaside fun.

The Bournemouth Wessex Way is very close and gives direct access to the M27 motorway with London a circa 2 hour commute. There are also main line train routes from either Poole or Bournemouth railway stations which connect the Weymouth to London Waterloo South West train service.

The vast majority of Bournemouth & Poole enjoy access to 5G network coverage and ultra-fast internet, however we recommend you check each

For more information, scan the QR code or visit the link below



<https://www.winkworth.co.uk/sale/property/WBN230341>

Where no figures are shown, we have been unable to ascertain the information. All figures that are shown were correct at the time of printing.

MATERIAL INFO

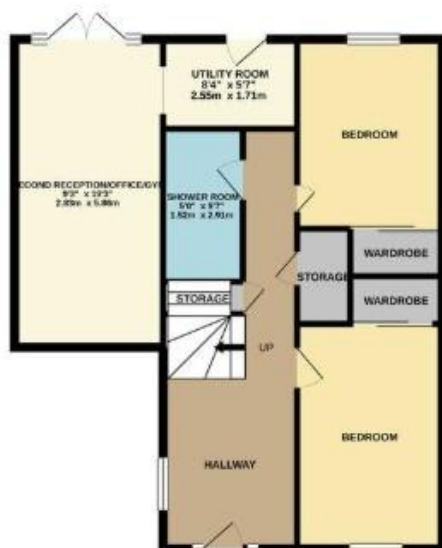
Tenure: Freehold

Council Tax Band: F

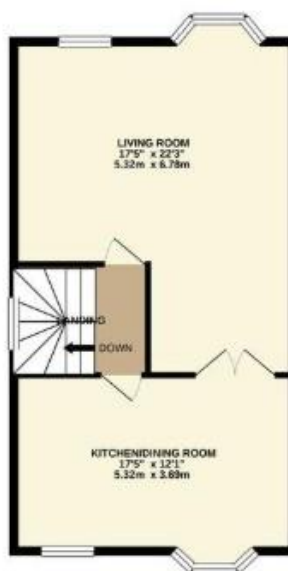
EPC rating: C

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C	76 C	83 B
55-68	D		
39-54	E		
21-38	F		
1-20	G		

GROUND FLOOR



1ST FLOOR



2ND FLOOR



Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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