



22 LEESON ROAD
BOURNEMOUTH
BH7 7AY

FREEHOLD
GUIDE PRICE
£750,000 - £775,000

“Coming to the market for only the third time since it was built, this beautiful three / four bedroom, two / three reception room family home has retained many original and bespoke features with off road parking for several vehicles and secluded rear garden”

Winkworth

for every step...

GUIDE PRICE £750,000 - £775,000

Three / Four Bedrooms
Two / Three Reception Rooms
Close To JP Morgan & The Royal Bournemouth Hospital
Secluded Rear Garden
Off Road For Several Vehicles
Sought After Location

EPC: D | COUNCIL TAX: F | FREEHOLD
01202 434365
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Why Leeson Road?

This exceptional family home enjoys a convenient location in the heart of Old Littledown. Old Littledown enjoys leafy tree lined avenues with most of the properties built circa 1930. It is conveniently located just a short distance to Southbourne, the Royal Bournemouth Hospital and the Littledown centre with its indoor pool, gym, football pitches and plenty of after school activities such as gymnastics. There is a play park for the little ones, a lake and picnic areas. It has good primary and secondary schools making this a very family friendly area. Local bus routes are approximately 270 meters away with Pokesdown train station less than a mile away for anyone looking to commute. Southbourne's vibrant high street is approximately 1.5 miles away where you can find an array of shops, cafés, bars and restaurants to enjoy.

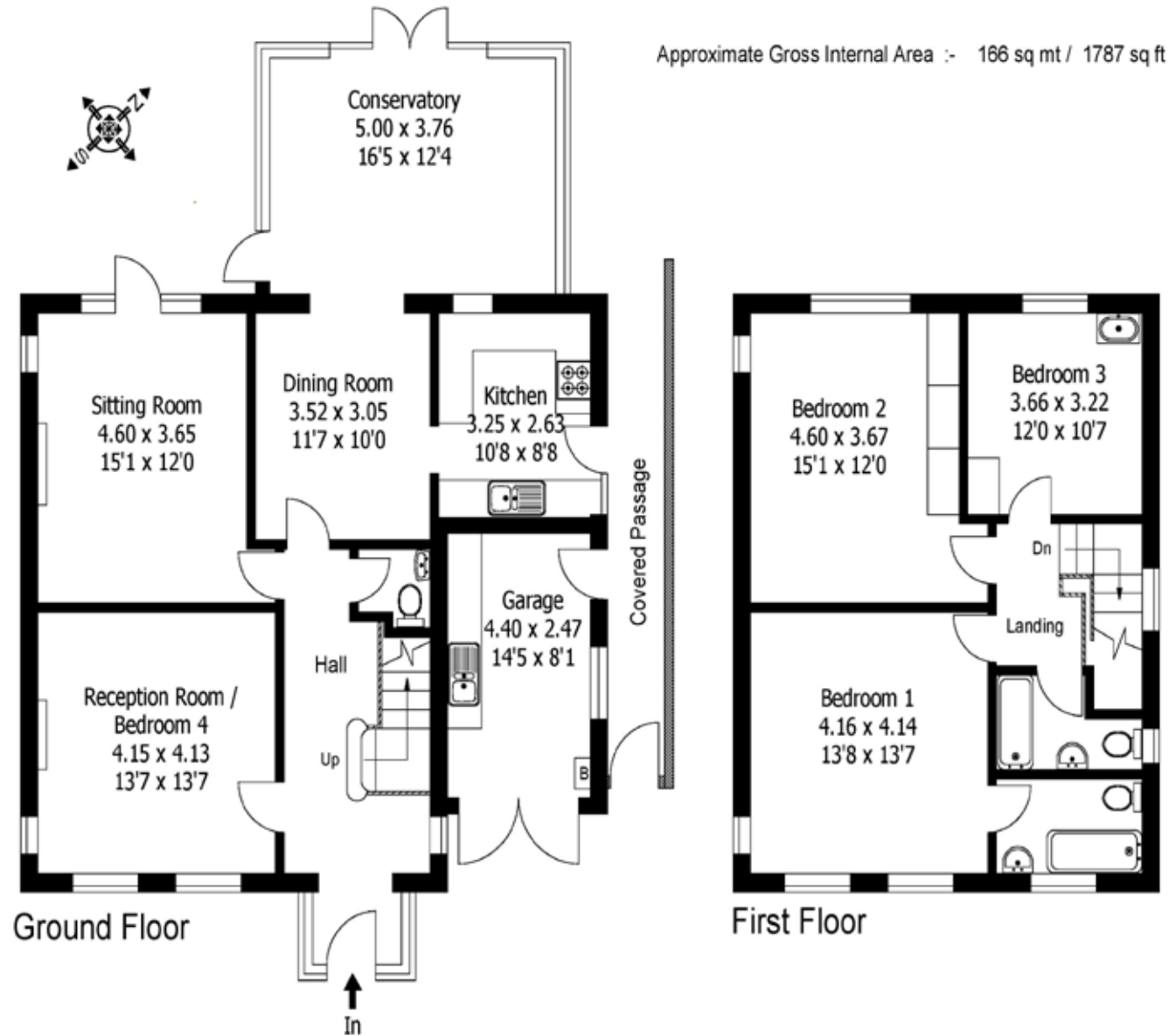
This detached family home has been extended to create a spacious conservatory / day room. The kitchen is well equipped with a range of modern cabinets with integrated appliances, counter tops and flooring to complement. The dining room open through to the conservatory which provides direct access to the rear garden. There are a further two reception rooms both enjoying a feature fireplace.

There are three bedrooms, all double in size with the primary benefiting from an en-suite bathroom. The family bathroom includes a bath with over head shower, wash hand basin and wc.

Outside, the garden is adorned with mature shrubs offering a good degree of seclusion with a patio area providing the ideal space for al fresco dining with a wendy house and shed.







DISCLAIMER:

Winkworth wishes to inform prospective buyers that these particulars are a guide and act as information only. All our details are given in good faith and believed to be correct at the time of issue but they don't form part of an offer or contract. No Winkworth employee has authority to make or give any representation or warranty in relation to this property. All fixtures and fittings, whether fitted or not are deemed removable by the vendor unless stated otherwise and room sizes are measured between internal wall surfaces, including furnishings.



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“Before embarking on her career in agency, Lori was a golf professional for many years following a successful amateur career playing at both county and international level. She started in agency in 2004 and has always worked in Bournemouth and the surrounding areas.

While working at her previous agency, she met James where they forged a firm friendship. Their passion to change the way people perceive estate agents, led them to joining forces and purchasing the Winkworth Southbourne franchise together. Lori has always lived in Southbourne and is very passionate about the area. Her children Zak and Kitty attended the local St James primary school. Both her children are now adults so in her spare time she enjoys travelling and big family get togethers when her youngest is home from university.”

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