



**28 WARNFORD ROAD**  
SOUTHBOURNE, BH6 5PQ  
ASKING PRICE - £450,000

**Winkworth**





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FREEHOLD

01202 434365  
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## A well presented and spacious, three bedroom, semi detached home with a generous rear garden, off road parking and a garage.

Winkworth Southbourne are delighted to present this wonderful family home, situated on a generous corner plot.

The bright and spacious ground floor consists of an open plan kitchen / living space, comprising of a welcoming entrance area with a cosy reading nook including a range of book shelves, a relaxing lounge area with an eye catching fire place and a traditional archway through to the dining area and kitchen.

The kitchen has ample space for a range of appliances and benefits from a large breakfast bar with space to seat four. An additional alcove to the rear of the dining room would be perfect for a home workspace. A door separates the kitchen from a utility area, separate Wc and the door to the rear garden. The staircase leads to the first floor with three bedrooms. Two bedrooms are equally sized, generous double rooms, one with a rear aspect and one to the front aspect with an additional single room. The family bathroom is sizable and benefits from a glass enclosed shower as well as a full size bath tub, Wc and handwash basin.

The home boasts a generous yet low maintenance rear garden with a large storage shed to the far end, as well as off road parking and a garage with an electric door. The property has been recently modernised with a new roof in 2021 and a combi boiler installed as well as having scope to extend STPP.

**Three Bedrooms | Large Bathroom | Spacious Living / Dining Room | Off Road Parking | Porch | Garage | Generous Rear Garden | 0.5 miles to a nature reserve | Excellent Local Transport Links**

EPC: D | COUNCIL TAX: C





GROSS INTERNAL AREA  
 GROUND FLOOR: 546 sq. ft, 51 m<sup>2</sup>, FIRST FLOOR: 470 sq. ft, 44 m<sup>2</sup>  
 TOTAL: 1016 sq. ft, 94 m<sup>2</sup>  
 SIZES AND DIMENSIONS ARE APPROXIMATE, ACTUAL MAY VARY.

**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.



Southbourne is located on the south-east suburb of Bournemouth and neighbours both Christchurch and Boscombe. The area enjoys its own shopping experience with the main high street offering a varied range of shops, restaurants and bars. Southbourne itself enjoys the award-winning blue flag sandy beaches with a level walk promenade extending from Hengistbury Head through to Sandbanks.

A local bus service provides links to Bournemouth and Poole with a different shopping experience together with a number of restaurants and bars providing a vibrant nightlife. A local train station provides direct links to Southampton, Southampton Airport and London which is approximately 100 miles away. Bournemouth International airport (6 miles) offers a varied schedule of flights to a number of European destinations.

**Winkworth Southbourne**

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