



SURREY ROAD, BRANKSOME, POOLE, DORSET, BH12

£525,000 FREEHOLD

An incredibly spacious semi-detached family home situated in an enviable position enjoying uninterrupted views over the Coy Pond Gardens which run all the way to the town centre and beach. The property is set over three floors with bright, modern accommodation, gated off-road parking and a beautiful garden. Offered with vacant possession.

Semi-detached house set over 3 floors | Three large double bedrooms |
Two reception rooms | Conservatory | Beautiful rear garden | Stunning
views over Coy Pond Gardens | Gated driveway

Westbourne | 01202 767633 |

Winkworth



LOCATION

Situated close to the leisure and shopping facilities of Westbourne and Poole Retail Park, the property overlooks Coy Pond and is only a short walk from Talbot Heath, an area of protected heathland. A gentle, 30 minute walk following the course of the Bourne Stream through picturesque gardens leads directly to Bournemouth and its many attractions and activities, including the pier, sea front and seven miles of award-winning Blue Flag beaches.

With excellent road and rail services London is easily accessible within two hours via the M27 and M3 or from nearby Branksome Station on the mainline Weymouth to Waterloo South West train service. There is a convenient local bus service to Bournemouth centre and bus services to Poole and beyond from nearby Westbourne.



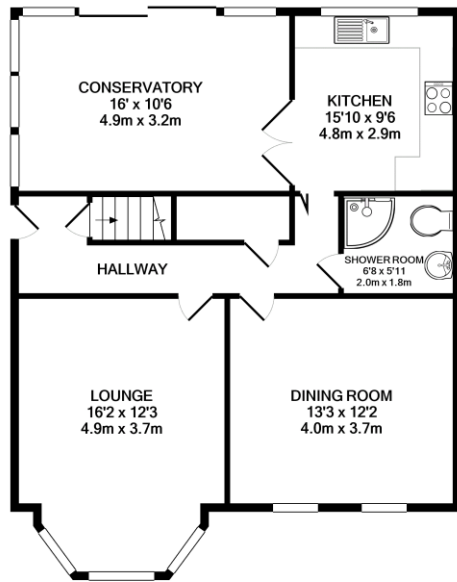
DESCRIPTION

The property is accessed via a gated driveway with parking for several cars. A private front door to the side of the property leads into the entrance hallway.

Downstairs there is a large lounge with bay window to front aspect and a good size dining room with two large windows. The kitchen is fitted with a range of base and eye level work units with space and plumbing for domestic appliances and views over the rear of the property. From the kitchen double doors lead into the conservatory which enjoys uninterrupted views across the rear of the house and over the Coy Pond Gardens. There is also a downstairs shower room with a WC and wash hand basin.

A flight of stairs from the ground floor lead to the first floor where there are two very good size double bedrooms one of which currently is fitted with a kitchenette area. If not required this could very easily be removed and would leave a generous space for an en-suite or walk in wardrobe.

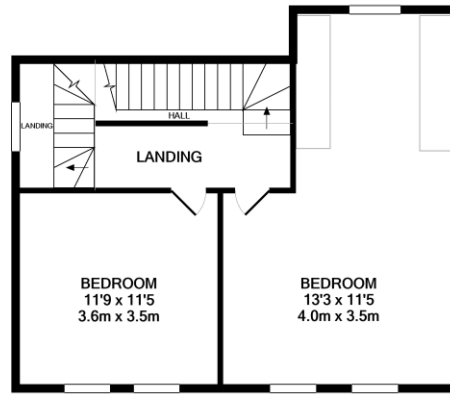
A further flight of stairs leads to the top floor where there is the master suite. This is a very large room with fitted furniture and an en-suite shower room and double doors leading on to a balcony which enjoys fantastic tree views across the Coy Pond Gardens. The rear garden is set over two levels. The first being a decked area from the back of the house which is perfect for outside dining and the second being a lawned garden with mature, colourful shrubs and trees.



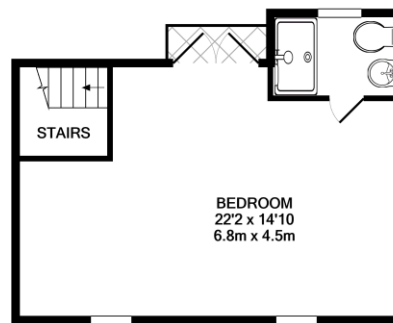
GROUND FLOOR
APPROX. FLOOR
AREA 762 SQ.FT.
(70.8 SQ.M.)

TOTAL APPROX. FLOOR AREA 1624 SQ.FT. (150.9 SQ.M.)

Whilst every attempt has been made to ensure the accuracy of the floor plan 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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1ST FLOOR
APPROX. FLOOR
AREA 512 SQ.FT.
(47.5 SQ.M.)



2ND FLOOR
APPROX. FLOOR
AREA 351 SQ.FT.
(32.6 SQ.M.)

If you are considering purchasing this property as a 'buy to let' investment, please contact a member of our Lettings team on 01202 767313 for a rental valuation

COUNCIL TAX BAND: E

TENURE: Freehold

LOCAL AUTHORITY: BCP

AT A GLANCE

- Semi-detached house set over 3 floors
- Three large double bedrooms
- Two reception rooms
- Conservatory
- Beautiful rear garden
- Stunning views over Coy Pond Gardens
- Gated driveway