



34 WALTHAM ROAD  
BOSCOMBE EAST  
BOURNEMOUTH  
BH7 6PF

FREEHOLD  
GUIDE PRICE  
£675,000-£700,000

“A substantial, four  
bedroom detached  
family home with off  
road parking and  
detached garage in a  
sought after location in  
Boscombe East”

**Winkworth**

for every step...

GUIDE PRICE £675,000-£700,000

Four Double Bedrooms  
Two Reception Rooms  
Off Road Parking For Several Vehicles  
Detached Garage  
Generous Rear Garden  
Kitchen With Separate Utility Room  
Sought After Location

EPC: C | COUNCIL TAX: E | FREEHOLD  
01202 434365  
southbourne@winkworth.co.uk







## Why Waltham Road?

Waltham Road is conveniently located in the heart of Boscombe East. Boscombe East enjoys leafy tree lined avenues with most of the properties built circa 1930. By contrast, Littledown is a more modern development built circa mid 80s. 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 also has ofsted outstanding primary and secondary schools making this a very family friendly area. Southbourne high street is approximately 1 mile away with a range of independent cafés, bars and restaurants, excellent transport links to Bournemouth and Christchurch and Pokesdown train station for any commuters.

This spacious four bedroom detached family home is well presented throughout. The kitchen / breakfast room includes a range of modern fitted cabinets and integrated appliances. Double doors give direct access to the rear garden with a door leading to a separate utility room. There are two spacious reception rooms and a ground floor cloakroom.

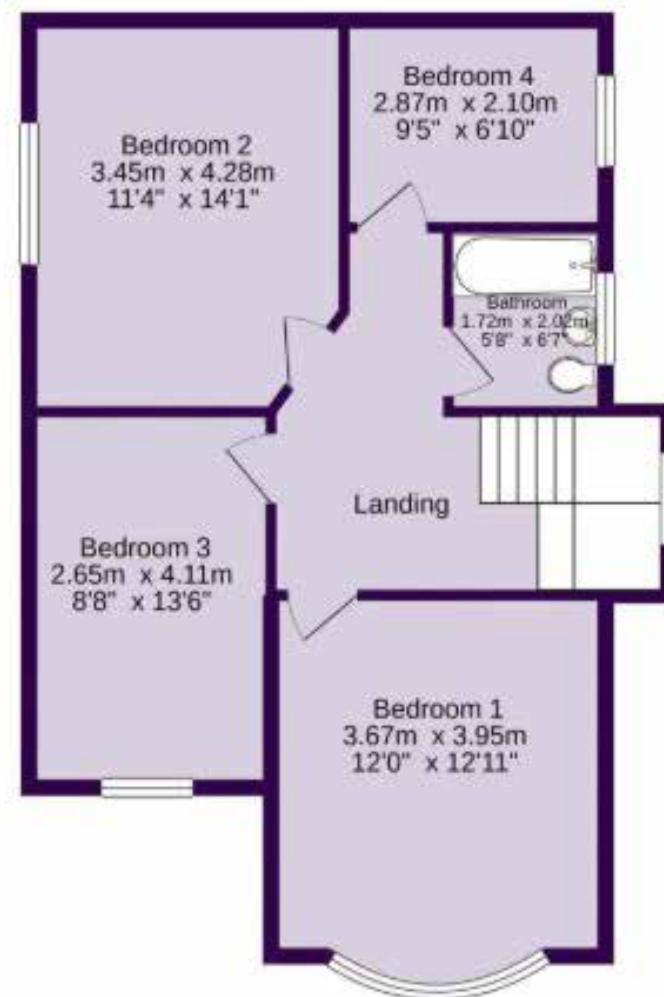
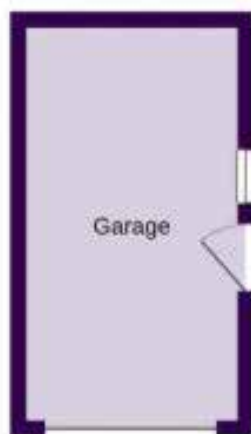
Located on the first floor are four double bedrooms all serviced by the modern fitted family bathroom which includes a bath with over head shower, wash hand basin and wc, complemented with stylish wall and floor tiles.

Outside, there is a large patio ideal for al fresco dining, a useful summer house with the remainder laid to lawn.









#### 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.”

**Winkworth**

for every step...