



BRACKENDALE ROAD, BOURNEMOUTH, BH8

£795,000 FREEHOLD

A beautiful detached family home which offers modern well presented accommodation throughout whilst retaining many original character features. Situated in the very popular Queens Park area which boasts easy access to good transport links whilst being close to Bournemouth, Christchurch, Southbourne and Westbourne. The property is in superb order throughout with an exceptional rear garden.

Detached family home | Four bedrooms | Two reception rooms | Kitchen diner | Two contemporary bathrooms | Utility room | Large rear garden | In & out driveway

Westbourne | 01202 767633 |

Winkworth



LOCATION

Bournemouth is a coastal resort known for having miles of sandy beaches, Victorian architecture and a buzzing nightlife. Also nearby is Poole Harbour which is the largest natural harbour in the Europe sitting 2 miles from Sandbanks.

Bournemouth has a pedestrianised high street with independent boutiques with an array of restaurants offering plenty of opportunities to relax and unwind after a busy day.

The property has easy access to the A338 which gives direct access to the M27 & M3 motorway with London just 1 hour 30 minutes commute. There is also a main line train route from Bournemouth railway station which connects to London Waterloo. An easy 20 minute drive to the New Forest.



DESCRIPTION

The house approach via an in and out gravel driveway with parking for several cars. A private front door then leads into the entrance hall which houses the separate WC and doors to principal rooms.

The lounge is a fantastic size with dual aspect windows to the front and rear with garden views and there is a feature stone fireplace. The kitchen diner again enjoys dual aspect windows to the front to rear and there are patio doors leading into the back garden. The kitchen is fitted with a contemporary range of base & eye level work units with integrated appliances, quartz worktops and ample space for a large dining table. From the kitchen is stable door leads out to the utility room where there is space and plumbing for a washing machine & tumble dryer. There is also fitted storage and access to the front and rear of the property. There is a study which is currently arranged as a second lounge which enjoys fantastic elevated views over the rear garden. French doors lead from the study out to the rear garden.

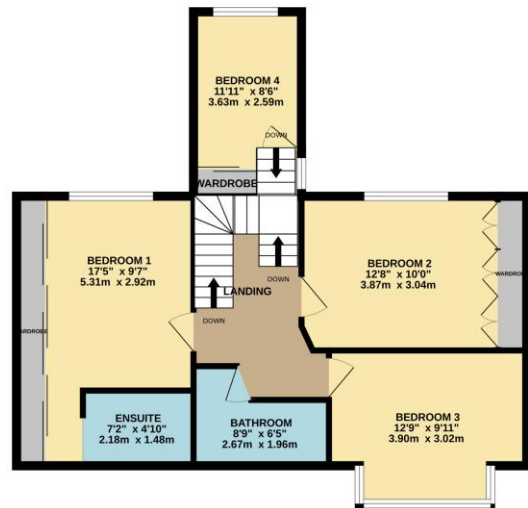
Stairs leads the first floor where there are four double bedrooms, all with large windows making them especially bright rooms. The master bedroom is a particular feature of the property being an especially good size, benefiting from fitted wardrobes and a contemporary ensuite shower room with a large cubicle shower, WC and wash hand basin. The family bathroom is part tiled and comprises of a suite to include a wc, wash hand basin and panelled bath with shower above.

The garden is arranged over several levels. From the back of the house, there was a large deck area perfect for outside dining, a further paved area overlooking a large lawned area of garden. And finally there is a lower level of garden which is very versatile.

GROUND FLOOR
744 sq.ft. (69.1 sq.m.) approx.



1ST FLOOR
678 sq.ft. (63.0 sq.m.) approx.



TOTAL FLOOR AREA: 1422 sq.ft. (132.1 sq.m.) approx.

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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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

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