



BRANKSOME WOOD ROAD, BOURNEMOUTH, DORSET, BH4

£695,000 FREEHOLD

A superbly presented four bedroom detached house which occupies an enviable and quiet position backing directly on to the Bournemouth gardens which run from Coy Pond all the way to the town centre and beach. The property is in good order throughout with spacious accommodation, rear garden with lovely tree views and good parking facilities. No forward chain.

Detached house | Four double bedrooms | Two reception rooms & a conservatory | Two bathrooms | Kitchen with utility room | South facing rear garden | Integral garage and two off road parking spaces

Westbourne | 01202 767633 |

Winkworth



LOCATION

Bournemouth is a seaside resort known for having seven miles of sandy beaches, Victorian architecture and a buzzing nightlife. The town is also home to Bournemouth Pier, an activity centre with an obstacle course, a climbing wall and a zip line and the two mile long Bournemouth Gardens which offer rock gardens, an aviary and plant species from 3 continents.

The town centre has a pedestrianised high street with a mix of department stores, well known fashion brands, high street shops and independent boutiques. Surrounded by restaurants, bars and coffee shops, there are plenty of opportunities to relax and unwind after a busy day.

Westbourne village is nearby and offers a variety of independent shops, restaurants and coffee houses as well as the popular well known high street names such as Marks & Spencer.

The Bournemouth Wessex Way is very close and gives direct access to the M27 motorway with London just 1 hour 30 minutes commute. There are also main line train routes from either Poole or Bournemouth railway stations which connect the Weymouth to London Waterloo South West train service.



DESCRIPTION

The property is approached via long private driveway, which is shared between only two detached houses. There is parking for at least two cars ahead of the integral garage, which can be accessed via the entrance hall.

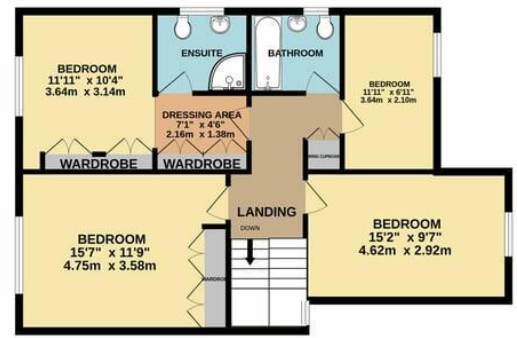
The ground floor accommodation comprises of; a good size living room which can be accessed via either the kitchen or the entrance hall with feature fire place. A large conservatory which enjoys views over the rear garden with the Bournemouth gardens beyond. A modern kitchen diner which is fitted with a range of base and eye level work units, ample space for a dining table and patio doors leading out to the garden. There is also a utility room which has space and plumbing for domestic appliances and a WC which also accommodates fitted storage cupboards.

Upstairs there are four good size bedrooms. The master bedroom has the added benefit of a modern ensuite shower room and dressing area which is fitted with built in wardrobes. The family bathroom is tiled and comprises of a suite to include panelled bath, WC and wash hand basin.

GROUND FLOOR
945 sq.ft. (87.8 sq.m.) approx.



1ST FLOOR
769 sq.ft. (71.5 sq.m.) approx.



TOTAL FLOOR AREA: 1715 sq.ft. (159.3 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

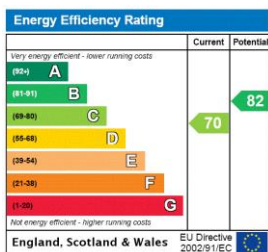
COUNCIL TAX BAND: G

TENURE: Freehold

LOCAL AUTHORITY: BCP

AT A GLANCE

- Detached house
- Four double bedrooms
- Two reception rooms & a conservatory
- Two bathrooms
- Kitchen with utility room
- South facing rear garden
- Integral garage and two off road parking spaces



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