



**40 Littledown Drive**  
Boscombe East, BH7 7AQ  
**GUIDE PRICE £700,000 - £725,000**









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01202 434365 | southbourne@winkworth.co.uk

## **A characterful and spacious family home with two reception rooms and a spacious kitchen, four bedrooms, and three bathrooms and an expansive south east facing garden.**

**A rare opportunity to acquire this beautifully presented, four bedroom, three bathroom property with an abundance of character.**

**The home boasts instant curb appeal with its traditional 1920's facade. On entering the property you are instantly wowed by the traditional wood paneled hallway which leads off to the spacious dual aspect lounge which opens directly onto the sunny rear garden. The sizable kitchen has a peninsula breakfast bar and a range cooker and space for a dining table. The ground floor also benefits from a cloak room and w/c and a second reception room.**

**Upstairs the expansive master bedroom has built in wardrobes and a spacious en-suite. The second bedroom also benefits from an en-suite and the other two bedrooms are both double in size. The family bathroom has a bathtub and walk in shower and separate w/c.**

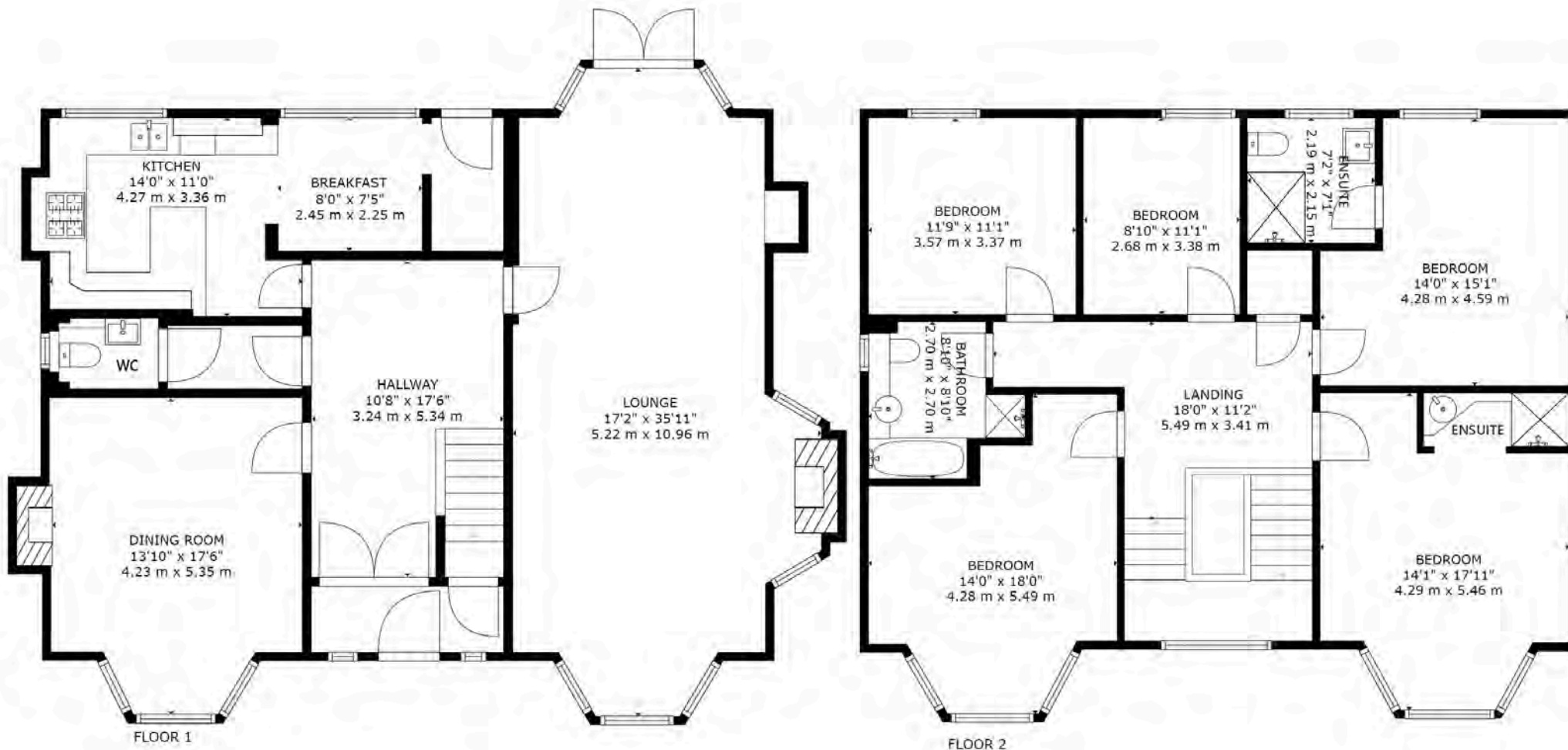
**The sunny rear garden is incredibly large and benefits from a spacious lawn area, patio and a car port and garage. There is an additional outbuilding with plumbing.**

**Two Reception Rooms | Grand Entrance Hall | Three Bathrooms | Four Bedrooms | Sunny Rear Garden | Original Wood Paneling | Ample Off-road Parking | Garage | Views of Queens Park golf course | Downstairs w/c |**

**Freehold | EPC: D | Council Tax: G**







GROSS INTERNAL AREA  
 FLOOR 1: 1379 sq. ft, 128 m<sup>2</sup>, FLOOR 2: 1300 sq. ft, 121 m<sup>2</sup>  
 TOTAL: 2680 sq. ft, 249 m<sup>2</sup>  
 SIZES AND DIMENSIONS ARE APPROXIMATE. ACTUAL MAY VARY.









Boscombe East is a popular residential area located a short distance from Kings Park providing a number of walks. Locally Pokesdown provides a number of shops including both Sainsburys Local and Tesco Express. The award winning blue flag sandy beaches are located approximately two miles away 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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