



**7 East Avenue, Talbot Woods, Bournemouth, Dorset
BH3 7BP**

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A simply stunning detached family home positioned in a prime location within the prestigious area of Talbot Woods. Situated on a spectacular and beautifully landscaped, secluded plot the property provides easy access to Bournemouth town centre and its award-winning sandy beaches, Westbourne and The West Hants tennis and health club.

Upon entering the property a most impressive panelled hallway leads to all ground floor accommodation and offers stairs leading to the first floor. There are three generous, bright reception rooms and additional study with outlooks over the rear garden. The impressive open plan kitchen/dining room with a stunning kitchen including high quality integral appliances and contrasting granite work top. There is access to the rear garden via both the kitchen and family room with outdoor seating areas overlooking a heated swimming pool, a perfect spot to relax in the evening or dine al fresco. Within the kitchen there is an integral utility cupboard with space for washing machine and tumble dryer. The ground floor is completed with a cloakroom.

On the first floor an impressive landing provides access to all five bedrooms and the family bathroom. The master bedroom is a large double room with adjoining ensuite leading to a large balcony that shares access with bedroom three. Bedroom two is another spacious double with a beautifully refitted ensuite and dressing room. The remaining three bedrooms all with pleasant outlooks over the rear garden are served by a luxury re-fitted family bathroom room.

A feature of the property is the spectacular gardens, with the property being positioned on a large and secluded plot. The rear garden is private and beautifully landscaped with an extensive patio sun terrace, overlooking the heated swimming pool. The spacious level lawn is bordered by mature shrub borders offering a high degree of privacy.

The driveway is accessed via gates and provides ample off road parking leading to a heated garage and ample off road parking for multiple vehicles.

COUNCIL TAX BAND: G

EPC RATING: D

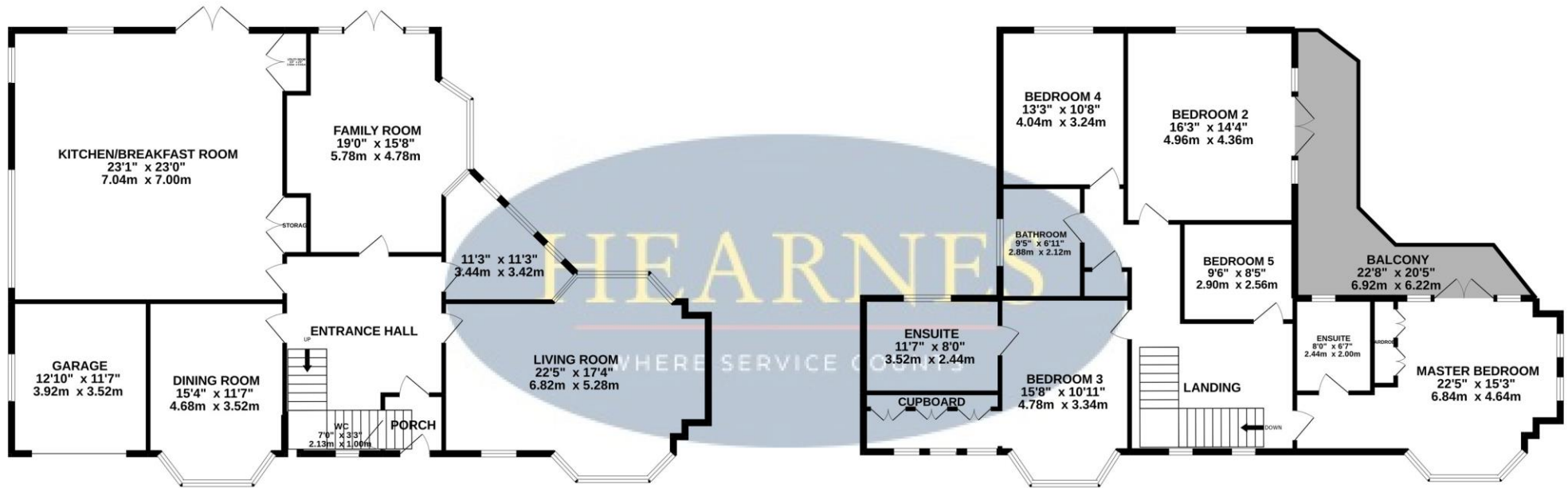
AGENTS NOTE: The heating system, mains and appliances have not been tested by Hearn's Estate Agents. Any areas, measurements or distances are approximate. The text, photographs and plans are for guidance only and are not necessarily comprehensive. We endeavour to make our sales particulars as accurate as possible. However, their accuracy is not guaranteed and we have not had sight of the title documents. The buyer is advised to obtain verification from their solicitor in respect of the tenure of the property.





GROUND FLOOR
1736 sq.ft. (161.3 sq.m.) approx.

1ST FLOOR
1360 sq.ft. (126.3 sq.m.) approx.



TOTAL FLOOR AREA : 3096 sq.ft. (287.6 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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