



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92-100)	<b>A</b>		
(81-91)	<b>B</b>		85
(69-80)	<b>C</b>		
(55-68)	<b>D</b>	64	
(39-54)	<b>E</b>		
(21-38)	<b>F</b>		
(1-20)	<b>G</b>		
Not energy efficient - higher running costs			
England, Scotland & Wales		EU Directive 2002/91/EC	



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**44 Western Road, BRANKSOME PARK, Dorset BH13 6EU**

**Guide Price £625,000**

### The Property

Brown and Kay are delighted to market this deceptively spacious property which affords a contemporary interior with emphasis on lifestyle living to include a stunning 24' x 17' kitchen/dining/family room with feature bi fold doors opening on to the private garden. Externally, there is a manageable, low maintenance garden and driveway parking to the front of the property for two vehicles. This home would make a wonderful holiday home or main home alike and is offered with no forward chain.

The property is located in the prestigious residential area of Branksome Park being within walking distance of glorious, golden sandy beaches with miles upon miles of equally impressive promenade stretching to Bournemouth and beyond in one direction, and the glamour of Sandbanks in the opposite. The vibrant village of Westbourne is also close by and there you can enjoy the eclectic mix of cafe bars, restaurants and boutique shops together with the usual high street names such as Marks and Spencer food hall.

### ENTRANCE PORCH

Solid wood door through to the entrance hall.

### ENTRANCE HALL

Stairs to the first floor, door to understairs storage cupboard.

### SHOWER ROOM/WC

Suite comprising shower cubicle, wash hand basin with vanity unit, and low level w.c.

### LOUNGE

18' 0" x 11' 1" (5.49m x 3.38m) Front aspect UPVC double glazed window, radiator.

### INNER HALL/HOME OFFICE SPACE

8' 8" x 6' 9" (2.64m x 2.06m) Window to the front aspect, radiator.

### KITCHEN/DINING ROOM/FAMILY ROOM

24' 4" x 17' 9" (7.42m x 5.41m) A hub of the home with front aspect UPVC double glazed window and feature bi fold doors opening on to the garden. Well equipped with a range of wall and base units with work surfaces over, Neff induction hob and Neff double oven, integrated fridge/freezer and dishwasher, space for washing machine.

### FIRST FLOOR LANDING

With access to the following rooms.

### BEDROOM ONE

18' 7" x 11' 5" (5.66m x 3.48m) Rear and side aspect UPVC double glazed windows, door to large walk in storage cupboard, radiator.

### BEDROOM TWO

14' 0" x 11' 1" (4.27m x 3.38m) Front aspect UPVC double glazed window, radiator.

### BEDROOM THREE

13' 4" x 7' 11" (4.06m x 2.41m) UPVC double glazed window, radiator.

### FAMILY BATHROOM

Suite comprising bath with shower, wash hand basin with vanity unit, and low level w.c. UPVC double glazed frosted window.

### OFF ROAD PARKING

Driveway to the front of the property provides parking for two vehicles, side access gate to the garden.

### PRIVATE GARDEN

A generous garden which wraps around the front and side of the property, good size patio area with additional area laid with artificial grass, gate access.

### COUNCIL TAX - BAND F