



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92+)	<b>A</b>		
(81-91)	<b>B</b>		
(69-80)	<b>C</b>		73
(55-68)	<b>D</b>	56	
(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	

TOTAL APPROX. FLOOR AREA 1598 SQ.FT. (148.4 SQ.M.)

Whilst every attempt have been made to ensure the accuracy of the floor plan 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 buyer. Produced by Swift Energies 07512 365 141 Made with Metropix ©2019



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## 4a Erpingham Road, BRANKSOME GARDENS BH12 1EX

£1,100,000

### The Property

Brown and Kay are delighted to market this beautifully presented detached property situated in a quiet residential road renowned for its peace and tranquillity. This five bedroom home offers a perfect blend of flexible living accommodation and modern amenities, making it an ideal choice for families seeking space and comfort. The vaulted ceiling lounge is a standout feature and adjacent to this is a large family kitchen/breakfast and dining area, perfect for casual dining and entertaining. The ground floor also includes two versatile bedrooms that can be utilised as home offices, guest rooms or playroom, ideal to suit your lifestyle needs. On the first floor, there is an impressive galleried landing that overlooks the lounge, enhancing the sense of space and light. The master bedroom features an en-suite bathroom and there are two additional well-proportioned bedrooms on this floor, along with a family bathroom and a dedicated office/study space. The mature plot offers a picturesque setting with the garden arranged in sections, there is an area of decking for alfresco entertaining with the remainder laid to lawn with planting, a garage and ample off road parking are to the front of the home.

### LOCATION

The bustling village of Westbourne is within a short walk and boasts an eclectic mix of charming boutiques, stylish wine bars and cafe bars as well as the usual high street names such as Marks and Spencer food hall. Bournemouth Town Centre with its more extensive facilities can be accessed via a pleasant walk through the Upper Garden and Coy Pond with its attractive walks and birdlife is also within approximately half a mile. Golden sandy shores with miles upon miles of promenade stretching to Southbourne and beyond in one direction and the famous Sandbanks in the other are also close by, as is the West Hants Sports and Leisure Club and 'The Club' at Meyrick Park with its 18 hole golf course and superb fitness centre. The Bournemouth Wessex Way is close at hand giving direct access to the M27 motorway and there are also mainline fast train routes from either Branksome or Bournemouth railway stations connecting to London Waterloo.

### ENTRANCE HALL

Storage cupboard.

### VAULTED LOUNGE

### KITCHEN/BREAKFAST/DINING ROOM

### BEDROOM FOUR

### BEDROOM FIVE

### GROUND FLOOR SHOWER ROOM

### GALLERIED LANDING

### MASTER BEDROOM

### EN-SUITE SHOWER ROOM

### BEDROOM TWO

### BEDROOM THREE

### BATHROOM

### OFFICE/STUDY

### FRONT GARDEN

Ample parking, lawn area.

### GARAGE

### LARGE REAR GARDEN

### COUNCIL TAX - BAND F