



HEARNES

WHERE SERVICE COUNTS

A rarely available four double bedroom detached character house located in the highly sought after Dean Park location only a moments' walk to Bournemouth Town Centre and within easy reach of the award-winning sandy beaches and main transport links. Now offering the opportunity for some further modernisation and updating the property features three reception rooms, two bath/shower rooms, ample off-road parking and garage along with a large, sunny aspect rear garden.

The property is offered for sale with no forward chain.

On entering the property, a welcoming entrance hall with feature staircase leading to the first-floor landing, leads into a spacious living room overlooking the front aspect whilst also providing access to the rear garden. A separate dining room also overlooks the rear garden whilst there is also the benefit of an additional study/snug room. A spacious kitchen/dining room, overlooking the front aspect, offers a comprehensive range of floor and wall mounted units and features a range style oven along with space for further kitchen appliances. A WC completes the ground floor accommodation.

Situated on the first floor are the property's four bedrooms, all of which are generously sized double rooms with the master bedroom benefitting from fitted wardrobes and an en-suite shower room. Completing the accommodation is a further family bathroom.

Externally, a particular feature of the property, is the impressive and spacious rear garden featuring a wonderful selection of established borders and offering a pleasant southerly aspect. The garden features a large area laid to lawn along with a patio seating area adjoining the rear of the property. To the front a sweeping driveway provides ample off road parking and leads to a garage.

EPC RATING: D

COUNCIL TAX BAND:B

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.



Cavendish Road, Bournemouth, BH1

Approximate Area = 2104 sq ft / 195.4 sq m

Garage = 199 sq ft / 18.4 sq m

Total = 2303 sq ft / 213.8 sq m

For identification only - Not to scale



Floor plan produced in accordance with RICS Property Measurement 2nd Edition, Incorporating International Property Measurement Standards (IPMS2 Residential). © nichicom 2025. Produced for Hearnes Bournemouth Estates Ltd. REF: 1304559

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