



Cavendish Road *Bournemouth, BH1 1RA*

SPENCERS
NEW FOREST



La vie est belle
Life is beautiful





The Property

A spacious, detached 3 / 4 bedroom residence located in a convenient location, close to Bournemouth town centre. This well-presented house has been refurbished in recent years with the result being a contemporary, high specification home. There is a great attention to detail throughout and this is a wonderful family home. The Property is offered to the market with no forward chain.

A welcoming and inviting living/family room with feature fireplace, enjoying a pleasant outlook of the rear garden, with sliding doors providing access to the patio.

An immaculately presented, modern kitchen, which has a healthy amount of dining and reception areas. Highlights include attractive worktops as well as impressive skylights, further enhancing this already bright home.

This area is further complimented by a spacious dining room, which flows effortlessly into another room, currently utilised as a downstairs bedroom, with adjoining utility area.

A spacious and bright reception room, currently utilised as an office/music room, which could be ideal for many uses. A door leads out onto the patio.

A separate WC/Cloakroom.

Upstairs, there is a generously sized principal bedroom, with a bright aspect and pleasant outlook over the garden, featuring fitted wardrobes and a contemporary three-piece en suite.

A large double bedroom, with dual aspect and a fitted wardrobe. A further bedroom, which could also serve ideally as an office/study.

Modern, family bathroom with a walk-in shower and attractive tiling.

There is an additional bedroom downstairs and an office.



2



2



3/4



2



2

FLOOR PLAN

To be continued...





Grounds & Gardens

A real highlight of this property is the pleasant grounds, incorporating a large, level lawn, along with a generous patio area, carefully screened by mature hedging and trees, providing a secluded outside space. The property is approached via a generous driveway with parking space for several vehicles. The house is well set back from the road and also has a front lawn.

Additional Information

Tenure: Freehold

Council Tax Band: F

Energy Performance Rating: D Current: 66D Potential: 80C

Property construction: Standard construction

Mains gas, electric, water and drainage

Ultrafast broadband with speeds of up to 1000 Mbps available at the property.

Property affected by a tree preservation order (TPO)



Directions

From the Richmond Hill roundabout in Bournemouth, proceed along the Wimborne Road for approximately 0.3 miles before turning right into Cavendish Road, where the property can be found on your right-hand side.

The Situation

The larger centre of Bournemouth is approximately 1.5 miles away, offering an extensive variety of shops, restaurants, cafés, bars and leisure facilities, and the stunning blue flag sandy beaches are just a further half a mile away. Bournemouth is also renowned for its free, 4-day Air Festival, the UK's largest Air Festival displaying over the sea.

The A35 is easily accessible, providing links to Westbourne, Branksome and Poole Harbour (approximately 6 miles). For the commuter the A338 joins the A31 & M27 linking to Southampton (approximately 30 miles east), Winchester (via the M3) and London (via M3/M25). There is a mainline railway station in Bournemouth, and an international airport at nearby Hurn.



Important Notice

Spencers of The New Forest would like to point out that all measurements set out in these particulars are approximate and are for guidance only. We have not tested any apparatus, equipment, systems or services etc and cannot confirm that they are in full or efficient working order or fit for purpose. No assumption should be made as to compliance with planning consents or current usage. Nothing in these particulars is intended to indicate that any carpets or curtains, furnishings or fittings, electrical goods (whether wired or not), gas fires or light fittings, or any other fixtures not expressly included form any part of the property being offered for sale. Whilst we endeavour to make our sales particulars accurate and reliable, if there is any point which is of particular importance to you, please contact us and we will be happy to confirm the position to you.





For more information or to arrange a viewing please contact us:

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