



HEARNES

WHERE SERVICE COUNTS

A beautifully presented four bedroom detached house located in the highly sought after Talbot Woods location moments from the popular West Hants Tennis and Leisure club and easy reach of Bournemouth Town Centre and main transport links. The property has been superbly updated and maintained by the current owner and features an impressive open plan kitchen/dining/family room, two modern bath/shower rooms, separate living room and a private rear garden. The property further benefits from ample off road parking and a garden cabin making an ideal home office or games room.

On entering the property a hallway provides access to a living room, with feature fireplace and overlooking the front aspect. A particular feature of the property is the impressive open plan kitchen/dining/family room finished with a high specification kitchen offering a range of kitchen units complimented with a matching solid stone work surface and range of integrated kitchen appliances and underfloor heating. Double doors provide access to the rear garden along with the benefits of a further living area also leading into the open plan extension. The ground floor accommodation is complete with a spacious utility room and WC.

Situated on the first floor are the property's four bedrooms, all of which are generously sized and served by two luxury bath/shower rooms.

Externally the property features a superbly landscaped rear garden being mainly laid to lawn with a generously sized patio seating area adjoining the rear of the property providing an ideal area for outdoor entertainment and dining. To the rear of the garden a modern garden room/studio, which is fully insulated with electricity, light and heating, provides an ideal home office or games room. To the front a driveway offers ample off road parking.

EPC RATING:D

COUNCIL TAX BAND: G

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.





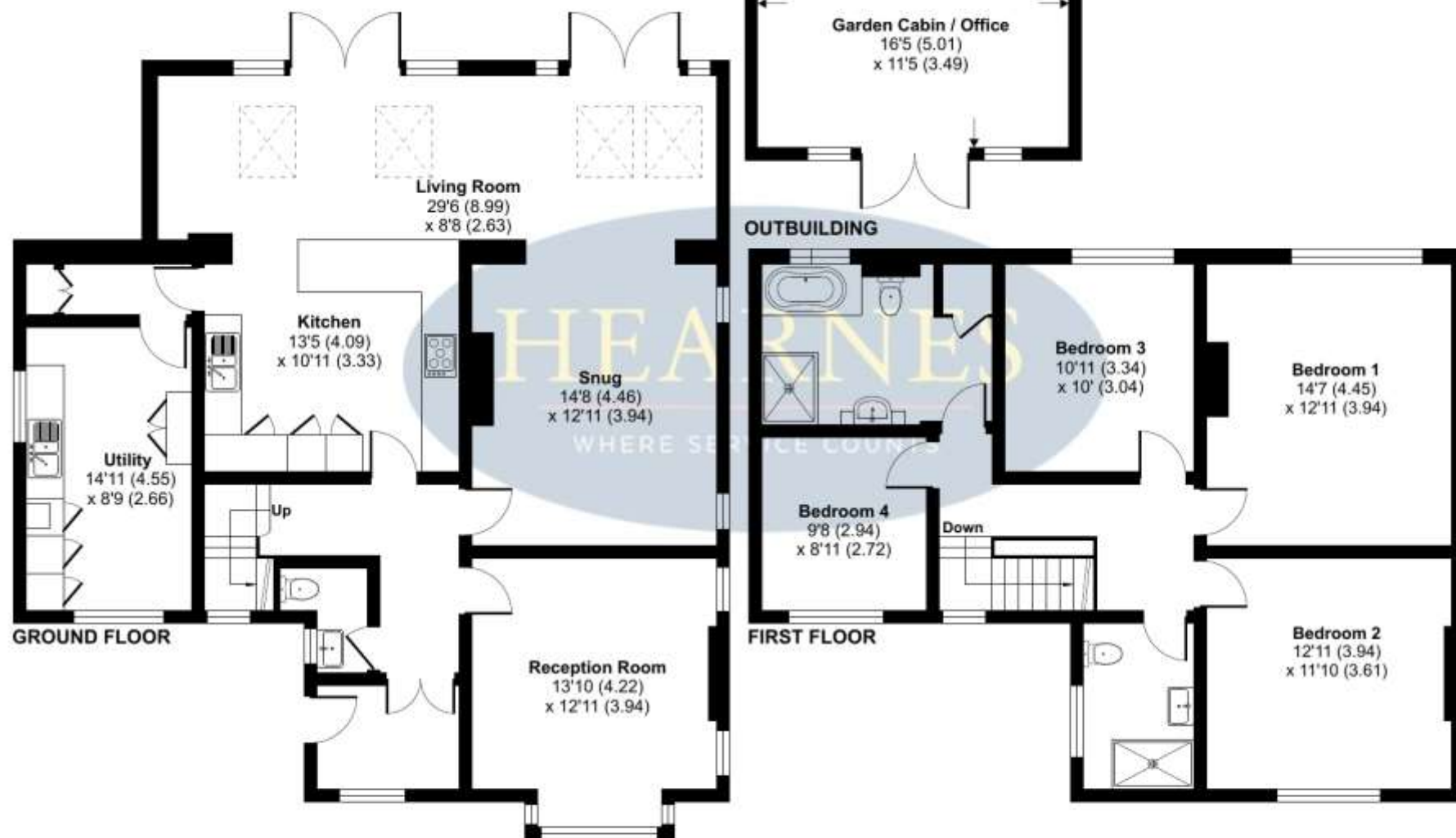
Keith Road, Bournemouth, BH3

Approximate Area = 2033 sq ft / 188.8 sq m

Outbuilding = 188 sq ft / 17.4 sq m

Total = 2221 sq ft / 206.2 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 Hearnest Bournemouth Estates Ltd. REF: 1305096

122 Old Christchurch Road, Bournemouth, Dorset BH1 1LU Tel: 01202 317317 Email: bournemouth@hearnest.com www.hearnest.com

OFFICES ALSO AT: FERNDOWN, POOLE, RINGWOOD & WIMBORNE

