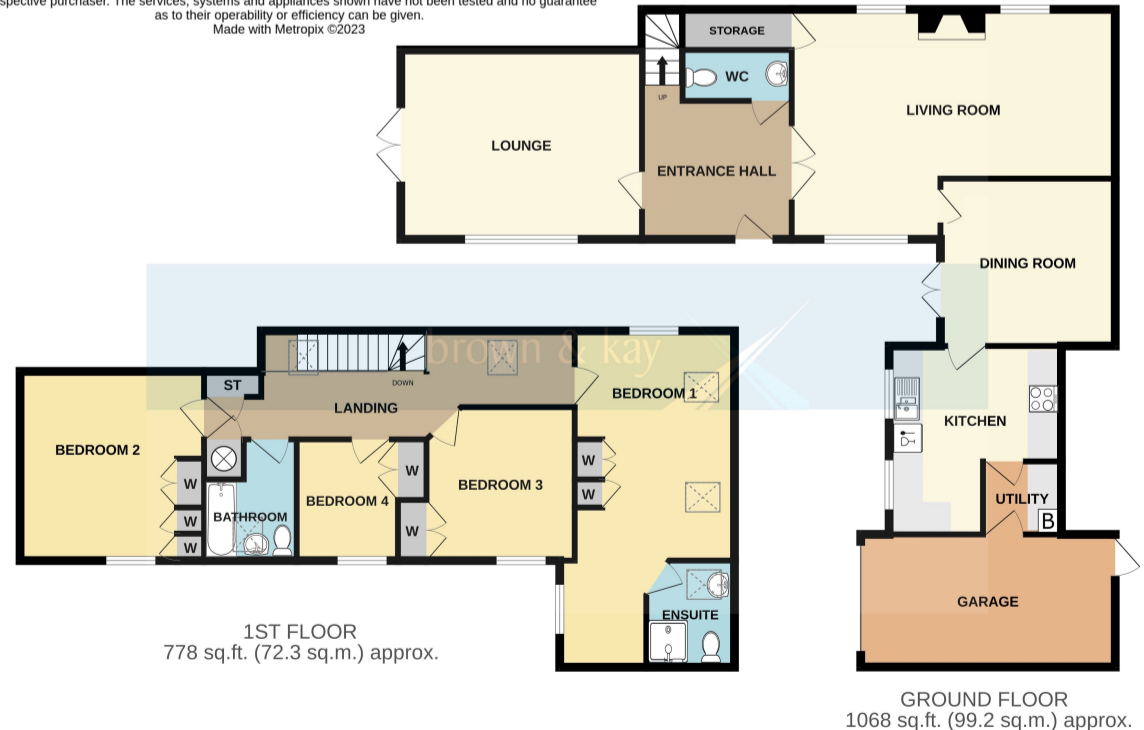




| Energy Efficiency Rating                    |          | Current                 | Potential |
|---|----------|-------------------------|-----------|
| Very energy efficient - lower running costs |          |                         |           |
| (92-100)                                    | <b>A</b> |                         |           |
| (81-91)                                     | <b>B</b> |                         |           |
| (69-80)                                     | <b>C</b> |                         | 77        |
| (55-68)                                     | <b>D</b> | 67                      |           |
| (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 FLOOR AREA : 1846 sq.ft. (171.5 sq.m.) approx.  
 Whilst every attempt has been made to ensure the accuracy of the floorplan 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 purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.  
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**DISCLAIMER PROPERTY DETAILS:** These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements or representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. We have not carried out a detailed survey nor tested the services, appliances and specific fittings. Room sizes should not be relied upon for carpets and furnishings. The measurements given are approximate. No person in this firm's employment has the authority to make or give any representation or warranty in respect of the property.

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## The Coach House 33 Cavendish Road, DEAN PARK BH1 1QZ

£795,000

### The Property

We are delighted to market this charming Coach house, sympathetically constructed circa 1996, to reflect the character of neighbouring properties in this desirable conservation area. This attractive home affords generous lifestyle living on the ground floor, further enhanced by four bright, first floor bedrooms with the master having an en-suite shower room. A particular feature is the private, tranquil setting this home enjoys with an electric gate approach, ample parking and garaging. Properties of this style are very rare to come to the market, an internal viewing is strongly recommended.

The property occupies a pleasant position in this leafy, tree lined road close to Dean Park cricket ground. Within walking distance is the vibrant town of Bournemouth which offers an abundance of shopping and leisure pursuits, plus the pretty gardens which lead you directly on to Bournemouth promenade where you can take a leisurely stroll either way and enjoy miles upon miles of equally impressive golden beaches. If you wish to go further afield, Bournemouth has a mainline rail station with services to Weymouth, Southampton and London Waterloo and regular bus services which operate to surrounding areas are also close to hand.

### RECEPTION HALL

On entering the home you are greeted with a welcoming reception hall, radiator and stairs to the first floor landing.

### CLOAKROOM

Wash hand basin and w.c., radiator.

### SUMMER LOUNGE

16' 0" x 12' 8" (4.88m x 3.86m) A lovely dual aspect room with doors out to the courtyard garden, radiator, feature ceiling rose and coving, hard wood flooring.

### LIVING ROOM

21' 7" x 15' 3" (6.58m x 4.65m) Feature gas fireplace with surround, adjacent windows, feature ceiling rose and coving, two radiators, understairs storage, hard wood flooring.

### DINING ROOM

12' 2" x 11' 9" (3.71m x 3.58m) Patio doors to the front, radiator, feature ceiling rose and coving, hardwood flooring, access through to the kitchen.

### KITCHEN

12' 7" x 11' 6" (3.84m x 3.51m) Well fitted and equipped with a range of wall and base units with work surfaces, inset stainless steel one and a half bowl sink unit, space for oven/hob, fridge/freezer and dishwasher, two windows overlooking the front.

### UTILITY ROOM

5' 0" x 4' 5" (1.52m x 1.35m) Space for washing machine, space for tumble dryer, single eye level cupboard, Worcester boiler, access to garage.

### FIRST FLOOR LANDING

Two velux windows and access to loft space.

### MASTER BEDROOM

23' 0" x 10' 11" (7.01m x 3.33m) maximum measurements. Built-in wardrobes, dual aspect windows, two velux windows and sash window overlooking the front, two radiators.

### EN-SUITE SHOWER ROOM

7' 4" x 5' 9" (2.24m x 1.75m) Velux window, suite comprising large shower cubicle, wash hand basin and w.c. Radiator.

### BEDROOM TWO

12' 8" x 12' 4" (3.86m x 3.76m) Sash window to the front, radiator, fitted wardrobes.

### BEDROOM THREE

10' 2" x 9' 11" (3.10m x 3.02m) Sash window, radiator, access to loft space, fitted wardrobes.

### BEDROOM FOUR

8' 2" x 6' 9" (2.49m x 2.06m) Sash window, radiator, fitted wardrobes.

### BATHROOM

6' 2" x 5' 5" (1.88m x 1.65m) Velux window, suite comprising bath with mixer tap and shower over, wash hand basin and w.c., radiator, hardwood flooring.

### FRONT OF PROPERTY

The property is approached via electric gates which give way to a generous driveway which in turn leads to the garage. Pathway to the front door with areas of lawn with bordered edge and planting.

### GARAGE

17' 2" x 8' 10" (5.23m x 2.69m) Up and over door, light and power, rear access door.

### COURTYARD GARDEN

A pretty courtyard arranged with ease of maintenance in mind, patio area with steps up to additional raised area, borders interspersed with planting.

### AGENTS NOTE - HIVE

This home has HIVE controlled lighting and a HIVE controlled thermostat, together with a fitted Burglar Alarm.

### COUNCIL TAXC - BAND F