



HEARNES
WHERE SERVICE COUNTS

A substantial detached house located in the prestigious Talbot Woods location within easy reach of Meyrick Park Woodland and Golf Course along with the highly popular West Hants Tennis and Leisure Club being only a short walk away. The property offers impressive accommodation approaching 2300 SQ FT whilst also offering the potential for some remodelling and updating. Further features include a spacious living/dining room, conservatory, kitchen/breakfast room and separate utility room. The property further benefits from a private, sunny aspect rear garden and ample off road parking.

The property is offered for sale with no forward chain.

On entering the property a welcoming hallway, with stairs leading to the first floor landing, leads into a spacious 'L' shaped living/dining room. A modern fitted kitchen/breakfast room runs the length of the property and provides access to the rear garden. The kitchen offers a comprehensive range of floor and wall mounted units finished with a matching work surface and range of integrated appliances. The property benefits from a separate utility room which leads into a separate study/play room which was the original garage and could be easily reinstated to a garage for additional storage. The ground floor accommodation is complete with a spacious conservatory overlooking and providing the access to the rear garden along with a WC.

Situated on the first floor are the property's four bedrooms all of which are generously sized rooms with one benefitting from an en suite shower room. Completing the accommodation is a modern fitted family bathroom comprising a WC, wash hand basin, bath and separate shower enclosure. Externally the property features a beautifully landscaped, sunny aspect rear garden with mainly laid to lawn with a range of established flower and shrub borders along with a large decked seating area adjoining the rear of the property. To the front a carriage style driveway provides ample off road parking.

EPC: D

COUNCIL TAX BAND:G

AGENTS NOTE: The heating system, mains and appliances have not been tested by Hearnes 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.



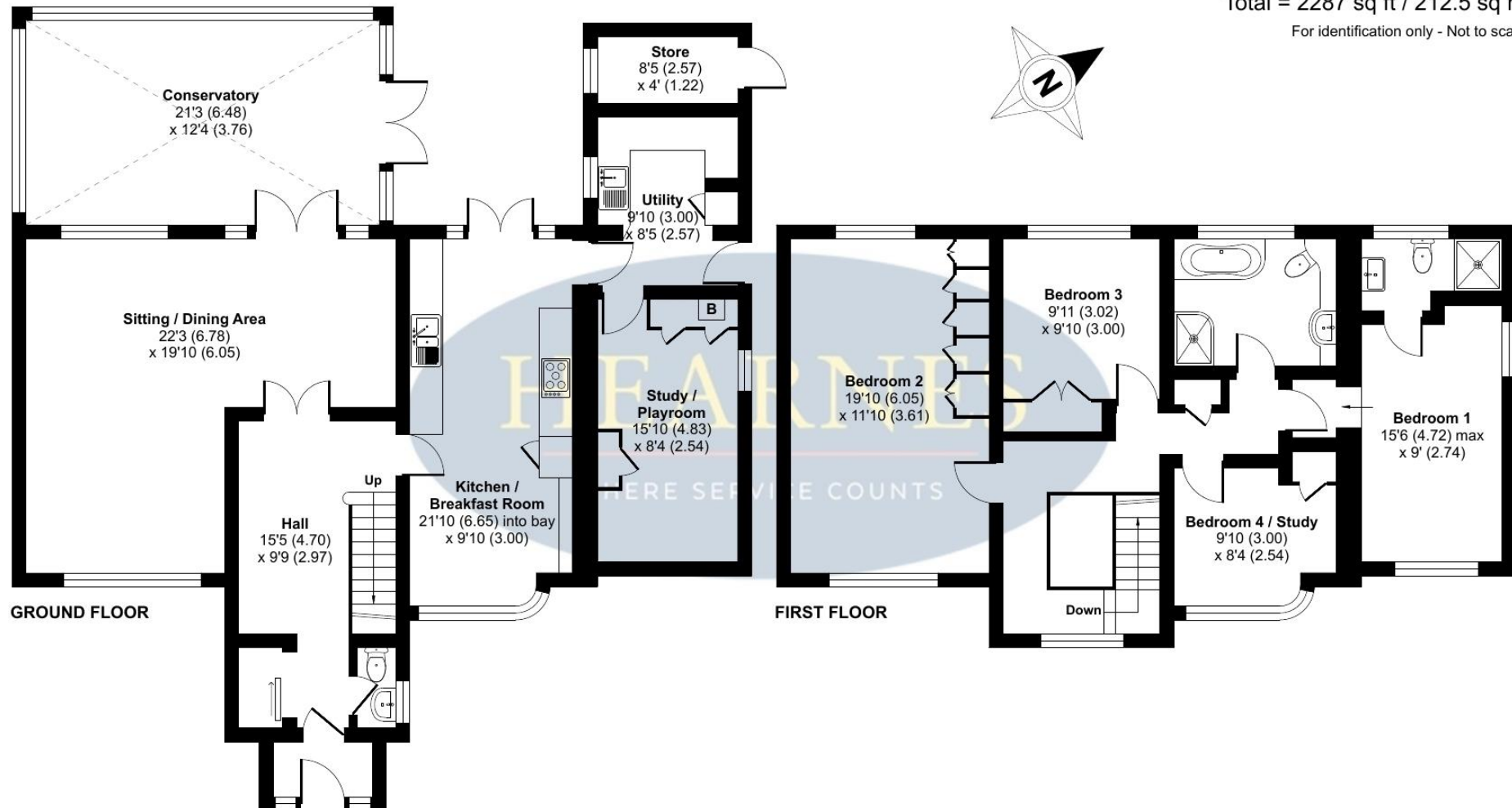
Huntly Road, BH3

Approximate Area = 2253 sq ft / 209.3 sq m

Outbuilding = 34 sq ft / 3.2 sq m

Total = 2287 sq ft / 212.5 sq m

For identification only - Not to scale



Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). © nichecom 2024. Produced for Hearnes Bournemouth Estates Ltd. REF: 1122385

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OFFICES ALSO AT: FERNDOWN, POOLE, RINGWOOD & WIMBORNE

