



HEARNES
WHERE SERVICE COUNTS

An impressive detached home in the premier Talbot Woods location offering substantial and flexible accommodation whilst featuring three bedrooms, two bath/shower rooms, a large living/dining room and open plan kitchen area. The property is ideally located within easy reach of Bournemouth Town Centre, the popular West Hants Tennis and Leisure Club and Meyrick Park Golf Course. The property further benefits from ample off road parking and a detached garage.

On entering the property a welcoming entrance hall offers an impressive view through to the rear garden along with stairs leading to the feature first floor galleried landing. A spacious triple aspect living room with feature fireplace overlooks the rear garden. The second reception room is currently utilised as a dining room but would also make an ideal downstairs bedroom or large study. An open plan kitchen/dining area, overlooking and leading to the rear garden via bi-folding doors, offers ample floor and wall mounted units finished with a contrasting work surface. The ground floor accommodation is complete with a utility room and WC.

Situated on the first floor are the property's three bedrooms, all of which are generous in size, with one of the bedrooms featuring fitted wardrobes and a modern en suite bath/shower room. A family bathroom comprising a WC, wash hand basin, standalone bath and separate shower enclosure completes the first floor accommodation.

Externally the property offers a spacious, sunny aspect rear garden with beautifully maintained borders, mainly laid to lawn and a large patio seating area adjoining the rear of the property. External storage includes a spacious detached garage and useful garden shed to the rear of the garden. To the front a carriage style driveway provides ample off road parking with double wooden gates leading to a detached garage.

EPC RATING: D

COUNCIL TAX BAND: F

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





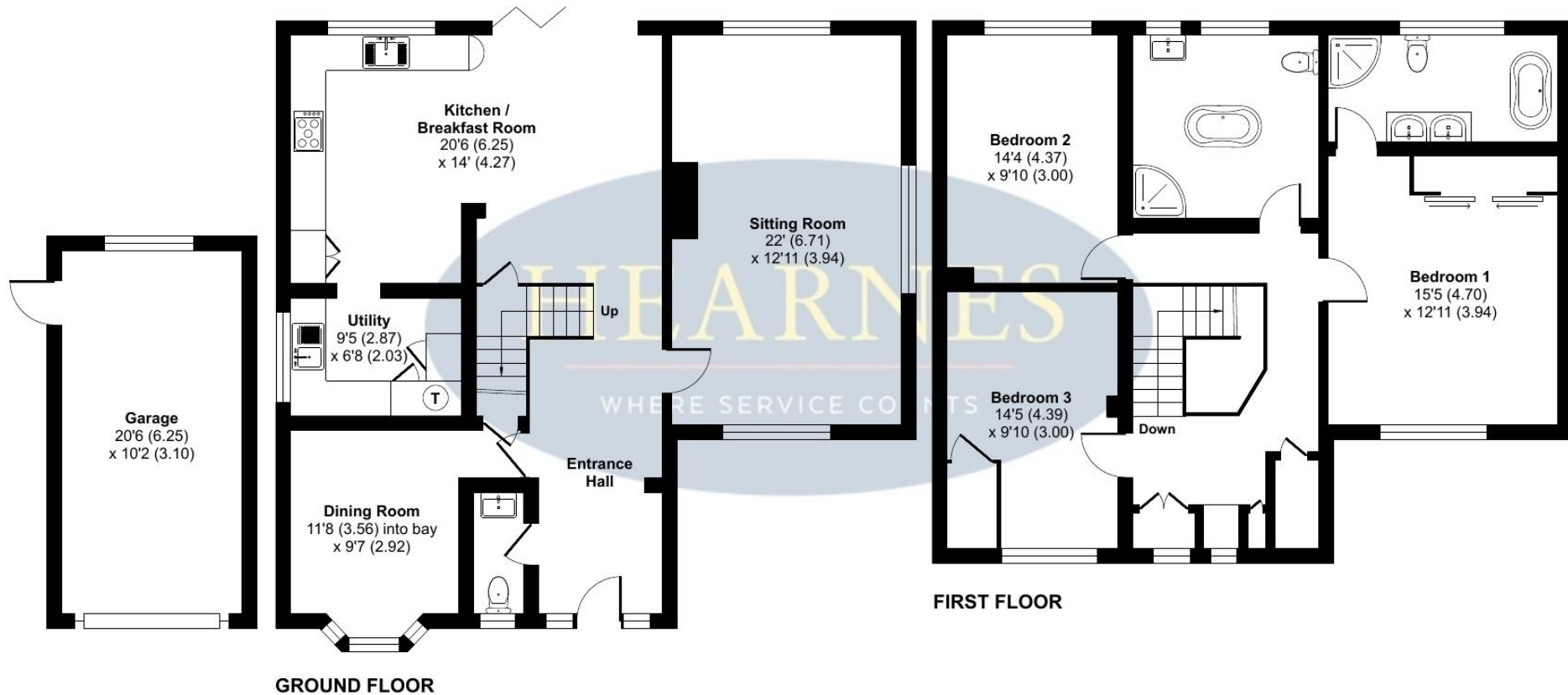
Keith Road, Talbot Woods, Bournemouth, BH3

Approximate Area = 1903 sq ft / 176.7 sq m

Garage = 208 sq ft / 19.3 sq m

Total = 2111 sq ft / 196 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 Hearnest Bournemouth Estates Ltd. REF: 1070824





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