



Branksome Hill Road,  
Talbot Woods, Bournemouth Dorset, BH4 9LD



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## FREEHOLD

A superbly presented four bedroom detached character house situated on an elevated plot within the highly sought after Talbot Woods location whilst being only a short distance to the popular Westbourne Village, Bournemouth Town Centre and beautiful Coy Pond area. The property has been superbly maintained and updated by the current owner whilst benefitting from a high specification kitchen, two reception rooms, spacious level rear garden along with ample off road parking and garage.

The property is offered for sale with no forward chain.

On entering the property, a welcoming and light entrance hall, with stairs leading to the first floor landing, leads into a spacious living room offering a pleasant outlook to the front aspect whilst bi-folding doors lead to the rear garden. A separate dining room also overlooks the rear garden. A high specification kitchen/breakfast room, also offering access to the rear garden, provides a comprehensive range of floor and wall mounted units finished with a matching work surface, breakfast bar seating area and selection of integrated appliances. The ground floor accommodation is complete with a WC.

Situated on the first floor are the property's four bedrooms, all of which are generously sized, with the master bedroom featuring a walk-in wardrobe and separate wet room shower. The accommodation is complete with a modern family bathroom comprising a WC, wash hand basin and bath with shower over.

Externally the property features a spacious, private and level rear garden being mainly laid to lawn with raised borders and a patio seating area adjoining the rear of the property. To the front an attractive block paved driveway leads to ample off road parking and a garage.

EPC RATING: D

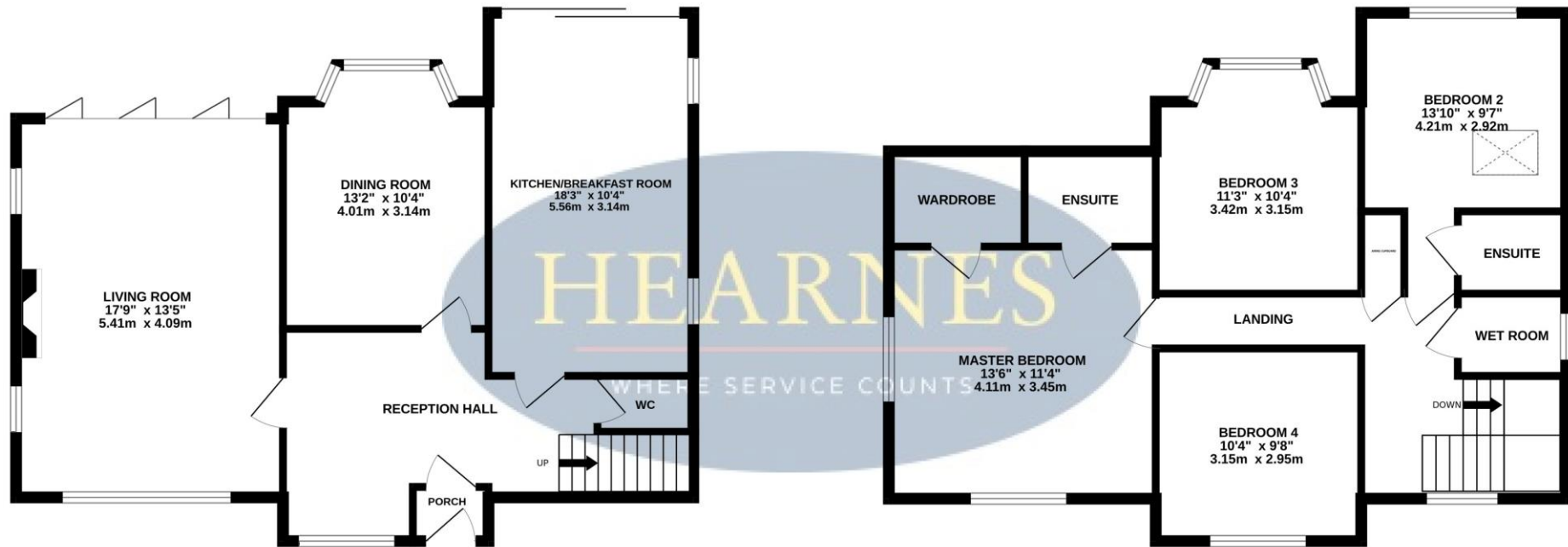
COUNCIL TAX BAND: F

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



GROUND FLOOR  
741 sq.ft. (68.8 sq.m.) approx.

1ST FLOOR  
725 sq.ft. (67.4 sq.m.) approx.



TOTAL FLOOR AREA : 1466 sq.ft. (136.2 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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122 Old Christchurch Road, Bournemouth, Dorset BH1 1LU Tel: 01202 317317 Email: bournemouth@hearnes.com www.hearnes.com

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