



**32 Brockley Road, Bournemouth, Dorset BH10 6JN**  
**£625,000 Freehold**





## Property Summary

A deceptively spacious, extended and immaculate three double bedroom detached bungalow situated in the ever popular Redhill. Offering exceptional accommodation with the added benefit of a newly constructed, self-contained annex accommodation. This home has been finished to a very high standard and boasts a very well maintained rear garden.



## Key Features

- Immaculate detached residence
- Three bedrooms and study
- Self contained annex
- Open plan living accommodation
- Refurbished to an exceptional standard
- Two bathrooms and separate WC
- Offering over 1,500 sq ft of accommodation
- Versatile and flexible accommodation
- Council tax band D



## About the Property

Entrance you are welcomed by a bright and modern hallway leading to all principle accommodation.

The kitchen/breakfast room is very modern and set around the centre island, has a range of eye and base level units and cupboards with integrated appliances. The kitchen is very bright due to having the extension to the rear of the property adjacent, this is the living room with the benefits of having bi-fold doors and a ceiling atrium. Returning to the kitchen, a door leads into the utility room which houses the washing machine and tumble dryer, a further door leads to the WC. The living room to the rear has a spacious and bright atmosphere, with the bifold doors leading out onto the decking in the rear garden.

The bedrooms are all generous sizes, bedrooms two and three to the front of the property and bedroom one being situated to the centre of the bungalow and having the benefit of the en suite shower room, which is finished to a high standard. The family bathroom is off the entrance hallway, having a side aspect view, again fitted to a high standard. The study area has had the flooring strengthened for the reason, if in the future one would like to extend upwards into the roof like others have decided to do in the road. The current owners have had the plans drawn up to extend upwards when they had the plans drawn up for the rear extension.

Outside of the property, the front has an eye catching curb appeal, with grey tones and grey shingled driveway which can park up to three vehicles. The rear garden has been beautifully landscaped, having decked areas and a well maintained lawn with plants and shrubs bordering.

The garage has been transformed into an insulated room, ideal for a home office or perhaps a home gym, the room is heated and has electrical power points.

The newly constructed self contained bungalow has been constructed and designed to the highest standard, accommodation comprises of lounge and kitchen area, door leading to the double bedroom and a further door leading to the shower room, again finished in a modern decor. Both the lounge and the bedroom have doors which open onto the surrounding decking over looking the beautiful garden. Worth noting the decking is large enough to house a hot tub, with this in mind an outdoor electrical socket has been fitted to the rear of the annex.

With the additional annex space, this would make an ideal investment opportunity. Viewings are highly recommended.

BCP council tax band: D



GROUND FLOOR  
1536 sq.ft. (142.7 sq.m.) approx.



TOTAL FLOOR AREA: 1536 sq.ft. (142.7 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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## About the Location

Brockley Road is in the sought after area of Redhill, within a short walk to Hill View Primary School, in addition to the Winton and Glenmoor Academies. The property is also in close proximity to amenities and bus services to Bournemouth Town Centre. The popular Redhill Park and common are within a five minute walk and Throop/River Stour.



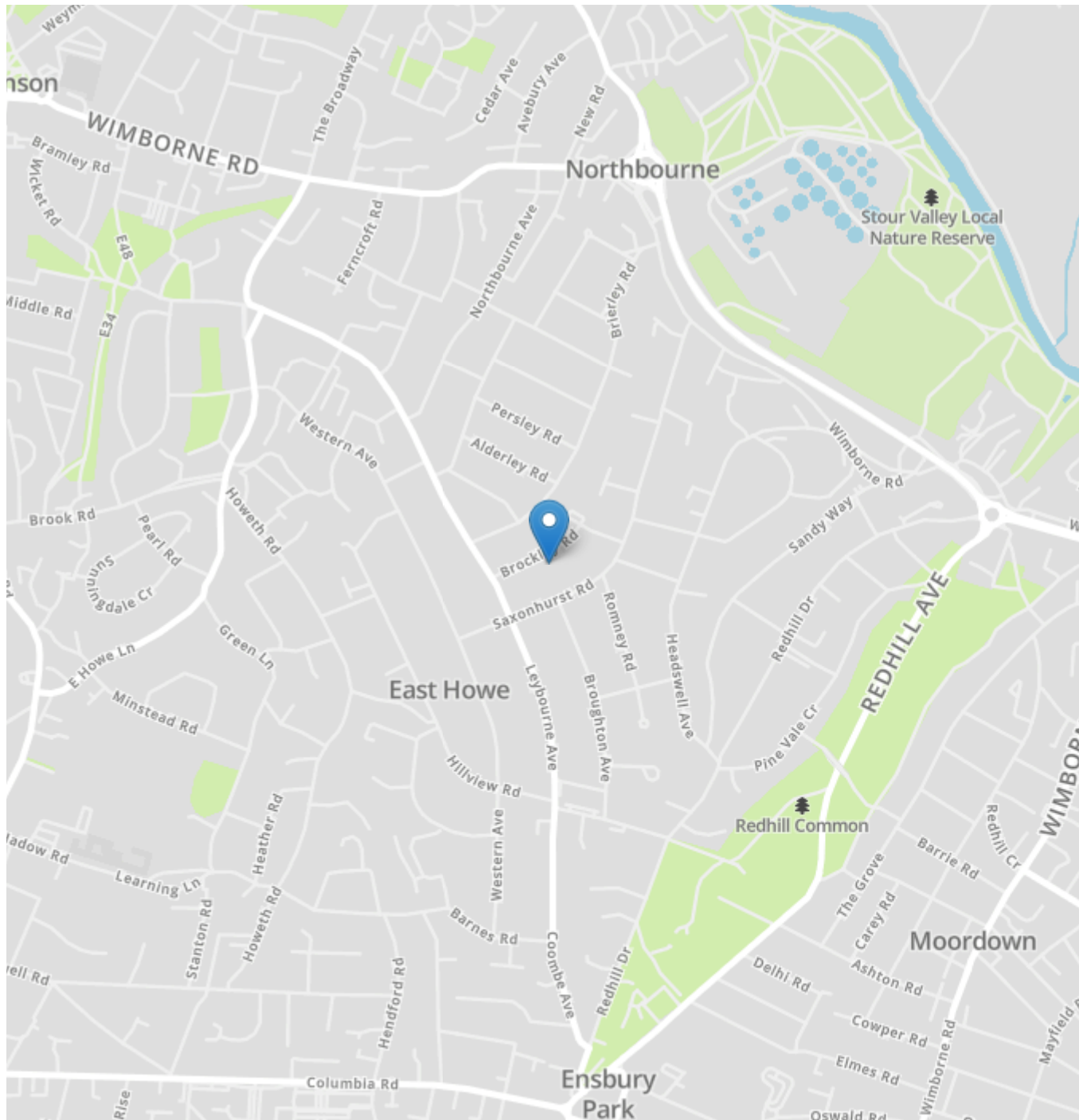
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Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92-100) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		78
(55-68) <b>D</b>	57	
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
<b>England, Scotland &amp; Wales</b>	EU Directive 2002/91/EC	

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**New Developments (where applicable)**

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