



34 Wren Crescent, Poole, Dorset BH12 1LD
Offers Over £550,000 Freehold





Property Summary

Fantastic opportunity to acquire this detached bungalow situated in a highly sought after Coy Pond location. The property offers generous accommodation with three bedrooms, two bathrooms, two reception rooms and delightful south facing garden.



Key Features

- Quiet and Sought After Coy Pond Location
- Three Double Bedrooms
- Two Bath/Shower Rooms
- Kitchen/Breakfast room
- Living Room and Conservatory
- Utility Room
- Driveway With Parking For Several Vehicles
- Detached Garage
- South Facing, Easy Maintenance Garden
- Council Tax Band D



About the Property

Approaching the property, you are welcomed by a generous driveway with parking for several vehicles, access to the garage and side gate to the garden.

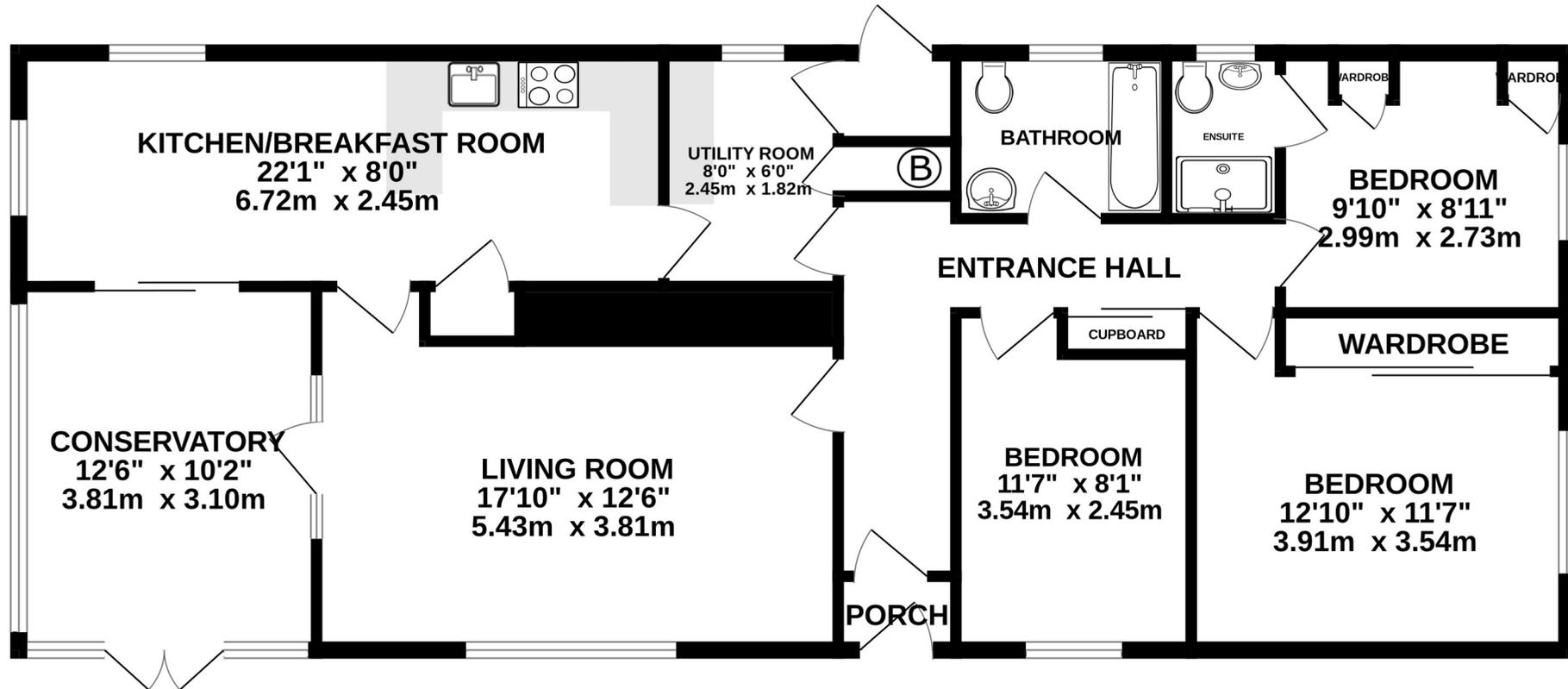
The entrance hall offers hallway storage cupboard and has access to the principle accommodation. The living room is filled with natural light with doors leading into the conservatory which in turn leads out to the garden. The kitchen/breakfast room offers pleasant dual aspect with a range of eye and low level cupboards, space for freestanding appliances and integrated double oven and induction Neff hob. Leading off is the utility room with cupboard housing the combi boiler and door leading out onto the side aspect.



There are three double bedrooms, two of which offer newly fitted wardrobes with a 12 year guarantee. Bedroom 3 is currently being arranged as a home offer, this offers further flexibility. There are two bath/shower rooms which complete the accommodation.

The Southerly facing garden has been extremely well laid out with raised decking offering space for alfresco dining and enjoying the summer evening. There is part lawned area with raised flower beds and access around the property.

GROUND FLOOR
1119 sq.ft. (104.0 sq.m.) approx.



TOTAL FLOOR AREA : 1119sq.ft. (104.0 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.

Made with Metropix ©2023



About the Location

Situated in a popular residential location in the ever sought after Coy Pond. The property is within a short walk to Bournemouth gardens, offering scenic walks to Bournemouth town. Westbourne Village is within a short drive and offers a range of local amenities including Marks and Spencer food hall, bakery, restaurants, cafes and boutiques. Transport links are close by with bus stops and railway station at Bournemouth with links to Weymouth and London Waterloo.



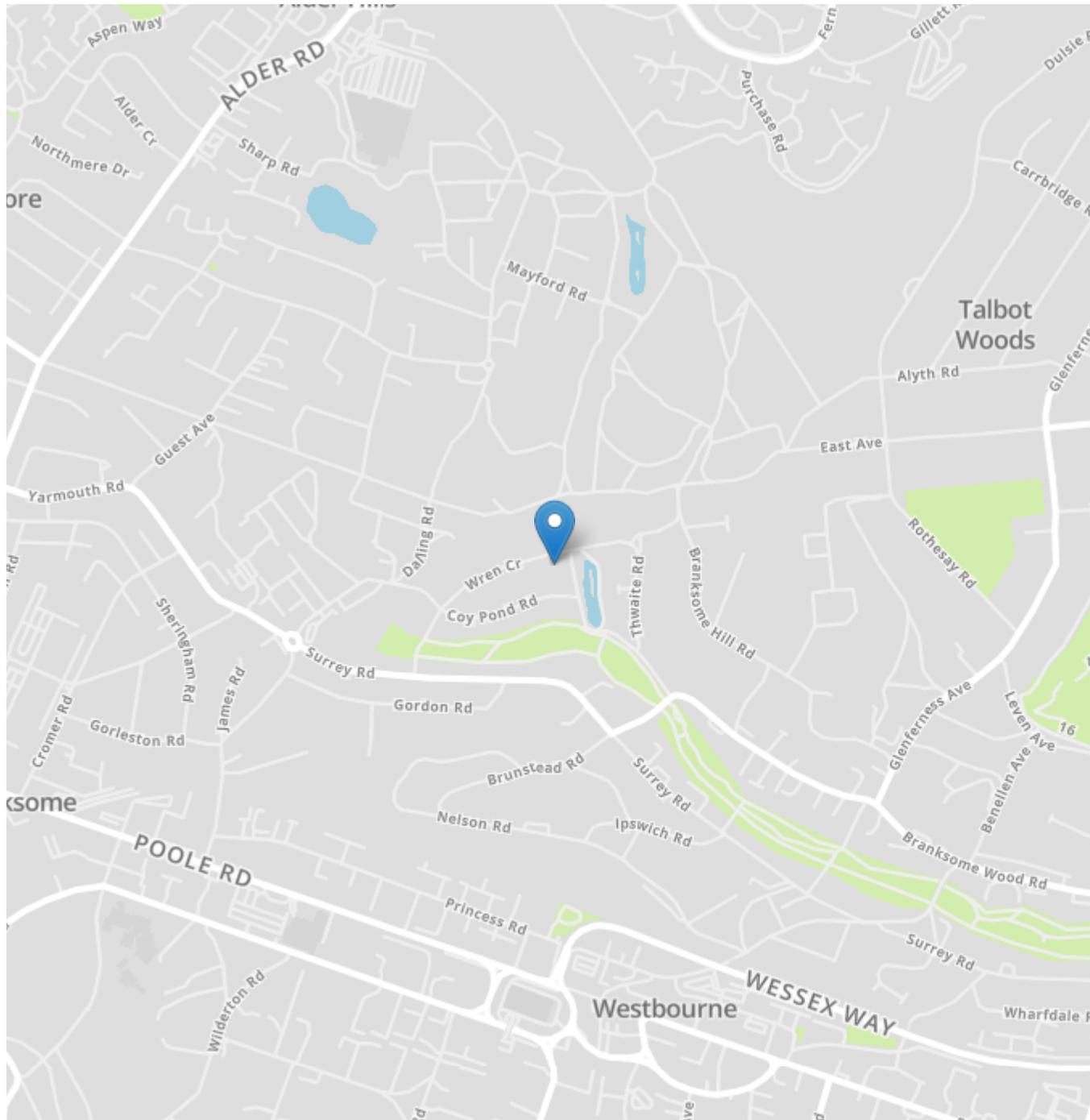
About Mays

Mays is a family run business and an established local agent for sales and lettings in both Bournemouth and Poole, with two prominent high street offices in Lilliput and Westbourne.

We are a truly independent Estate Agents with genuine and dedicated professionals able to offer extensive local knowledge to anyone moving within or hoping to relocate to the BH postcode.

We are proud of our solid reputation, genuine enthusiasm and passion for all things property. We care about our clients and are committed to delivering a first-class service using state of the art technology.

BRINGING PEOPLE & PROPERTY TOGETHER FOR OVER 25 YEARS



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92-100) A		
(81-91) B		
(69-80) C		78
(55-68) D	63	
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England, Scotland & Wales	EU Directive 2002/91/EC 	

IMPORTANT NOTICE

Mays and their clients give notice that:

1. They have no authority to make or give any representations or warranties in relation to the property. These particulars do not form part of any offer or contract and must not be relied upon as statements or representations of fact.
2. Any areas, measurements or distances are approximate. The text, photographs and plans are for guidance only and are not necessarily comprehensive. It should not be assumed that the property has all necessary planning, building regulation or other consents and Mays have not tested any services, equipment or facilities. Purchasers must satisfy themselves by inspection or otherwise.

New Developments (where applicable)

Plans and specification are subject to change during the course of construction. All measurements are approximate. The developers reserve the right to alter and amend the information given in these particulars as necessary. Nothing contained herein shall be, or shall be deemed to be, part of any contract. The approximate dimensions quoted indicate the maximum room sizes and are scaled from plans before construction has commenced. They are not intended to be used for carpet sizes, appliance spaces or items of furniture.

Mays Estate Agents - Westbourne

4 Seamoor Road, Bournemouth, Dorset BH4 9AN

T: 01202 757555

E: bournemouth@maysestateagents.com (sales)

E: lettings@maysestateagents.com (lettings)

www.maysestateagents.com

