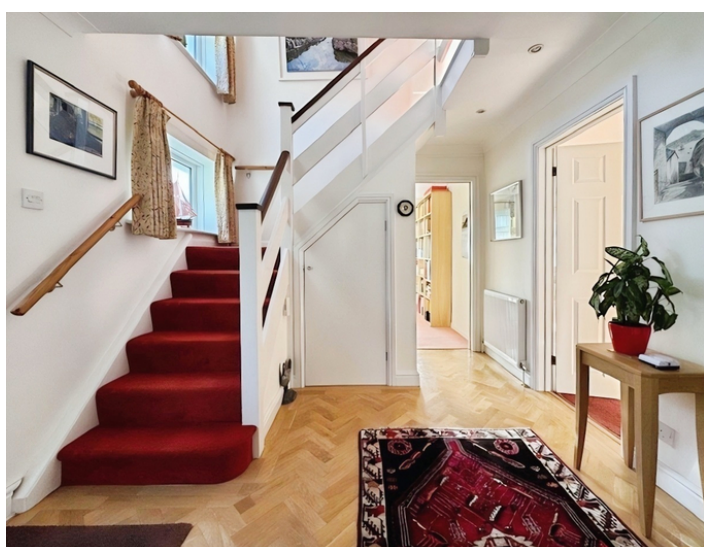




41 Wren Crescent, Poole, Dorset BH12 1LB

Offers in Excess of £500,000

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**DISCLAIMER PROPERTY DETAILS:** These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements or representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. We have not carried out a detailed survey nor tested the services, appliances and specific fittings. Room sizes should not be relied upon for carpets and furnishings. The measurements given are approximate. No person in this firm's employment has the authority to make or give any representation or warranty in respect of the property.

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### THE PROPERTY

A well presented and extended three double bedroom detached chalet home nestled within this tranquil location in Coy Pond. The home has been extended to the rear to provide a fabulous open plan kitchen/sitting room/dining room overlooking the garden with a feature Heta wood burning stove. There is a large front facing lounge along with one of the bedrooms positioned on the ground floor, this has created a flexible place that could offer space for additional family member. There is a cloakroom on the ground floor which could easily make a shower room(originally it was a full bathroom, )on the first floor there is bathroom with a separate shower cubicle. To the side of the home there is a large driveway providing parking and leading to a garage. The gardens are well laid out with a variety of shrubs and flowers, a patio are and space for a summer house. There is also a good size log store to the side of the home. The client has advised that the all windows and patio doors were replaced in June 2023. A well proportioned and flexible home in a sought after position.

### MATERIAL INFORMATION

- Tenure - Freehold
- Parking - Garage & Driveway
- Utilities - Mains Electric, Mains Gas, Mains Water
- Drainage - Mains Drainage
- Broadband - Refer to ofcom website
- Mobile Signal - Refer to ofcom website
- Council Tax - Band E
- EPC Rating - C

### KEY FEATURES

- EXCELLENT LOCATION
- THREE DOUBLE BEDROOMS
- LARGE FRONT LOUNGE
- FEATURE OPEN PLAN KITCHEN/SITTING ROOM
- FIRST FLOOR SHOWER ROOM
- WELL MAINTAINED GARDENS
- DRIVEWAY AND GARAGE
- CLOSE TO WESTBOURNE VILLAGE
- YARDS TO COY POND & BOURNEMOUTH GARDENS
- GROUND FLOOR CLOAKROOM

The property is located in the highly sought after area of Coy Pond, a haven for wildlife, with its pretty duck pond, lovely areas to picnic and pathways to enjoy leisurely strolls. Bournemouth Gardens are also just across the way with pathways and cycle paths leading to the bustling town centre of Bournemouth with glorious sandy beaches beyond. Also within comfortable reach is the stylish village of Westbourne with its laid back ambiance and an eclectic mix of cafe bars, restaurants, and boutique shops together with the usual high street name such as Marks and Spencer food hall. Easily accessible and within a short distance is Branksome rail station that provides mainline access to London and the South West.

Energy Efficiency Rating				
	Current	Potential		
Very energy efficient - lower running costs				
(92+)	72	77		
A				
(81-91)				
B				
(69-80)				
C				
(55-68)	72	77		
D				
(39-54)				
E	72	77		
(21-38)				
F				
(1-20)	72	77		
G				
Not energy efficient - higher running costs				
England, Scotland & Wales				
EU Directive 2002/91/EC				

